No.	Bearing	Distance
L1	N30°10'39"W	10.00'
L2	S84°35'54"E	50.72'
L3	N33°27'48"W	24.87'
L4	N56°48'49"E	33.07'
L5	N33°11'11"W	24.54'
L6	S84°35'54"E	25.36'
L7	S33°11'11"E	24.54'
L8	S33°11'11"E	24.55'
L9	S32°45'14"E	33.34'
L10	N29°38'00"W	49.18'
L11	N30°02'20"W	5.29'
L12	S09°28'01"E	20.04'
L13	S33°33'33"E	32.97'
L14	N31°24'23"W	33.71'

PARSONS ROAD

EDGE OF PAVEMENT (TYPICAL)

STONE WALL (TYPICAL)

3/4" IP FND

S87°14'35"E 42.50'

NOTE: 20' FRONT SETBACK RESTRICTION IN DEED

#156

20.2/14
27,259 S.F.
0.6258 Ac.
LOTS 93 & 94 AND PART OF LOT 95, FAIR HILL ESTATES PLAN RCRD PLAN BOOK 1 PAGE 284

N04°13'20"E 165.00'

S10°28'28"E 155.00'

N/F KNAPP 3353/2327

N/F AMELIA P. BROWN REVOCABLE TRUST 3373/949

501

SEE RCRD 0035-328, RCRD 983-025

PIPE (ON THE OLD IPIN LAYING DOWN)

FND IPIN

N85°19'23"W 150.00'

PROPERTY LINE AS SHOWN ON "STANDARD BOUNDARY SURVEY, MAP 20.2 LOT 14, BARBARA BEMIS ESTATE, FOR PRESTON BEMIS 156 PARSONS RD, RYE, NH, 1"=20', DEC 2001 BY AMBIT ENGINEERING INC. PLAN #1089

OWNERSHIP UNCLEAR SHOWN AS "STREET" ON RCRD PLAN #0201

S84°35'54"E 160.00'

N66°32'21"E 47.96' (TIE)

S84°35'54"E 25.36'

FND IP

SET IP

FND OLD IP 19 STONES (BENT OVER)

TOTAL AREA:
1.19 ACRE±
51924 SF±

N/F STATE OF NEW HAMPSHIRE
RCRD 2424-1611, 2424-1616
SEE RCRD 2121-155
RCRD 1137-179

N/F AMELIA P. BROWN REVOCABLE TRUST
RCRD 3373-949
SEE RCRD 1786-230
TAX MAP 20.2 LOT 10

N14°55'10"E 135.44'

N21°19'28"E 152.17'

S21°19'28"W 208.55'

S21°19'28"W 152.17'

TRACT 1
42,567 SF±

final
42,566.8 S.F.
0.98 Ac.

9,398.3 S.F.
0.22 Ac.
road

20,135.2 S.F.
0.46 Ac.

ALAN COURT

N/F GEORGE N. SAVRAMIS 1996 REVOCABLE TRUST
RCRFD 3176-0347
SEE RCRD 1214-208
TAX MAP 19 LOT 118

N56°48'49"E 200.00'

S56°48'13"W 100.00'

N71°30'43"W 75.05' (TIE)

N30°10'39"E 200.00'

N45°50'28"E 80.00'

S45°50'28"W 83.95'

N45°50'28"E 84.61'

S21°19'28"W 65.12'

N/F DENNIS J DURKIN & MARGARET DUFFY-DURKIN RCRD 3404-1909 TAX MAP 20.2 LOT 11 SEE RCRD 1080-292

N57°05'59"E 161.46'

N63°47'14"E 104.70'

S10°04'01"E 75.00'

S57°05'59"W 138.94'

N32°54'00"W 100.00'

S57°05'59"W 90.16'

your plan for katz
file 135 plan 4447-1

LOT WALLIS SANDS PLACE CONDOMINIUM
RCRD PLANS D35526, D35978
SEE RCRD 2138-097
RCRD 1340-155
RCRD 1223-272
TAX MAP 20.2 LOT 1

N30°10'41"W 60.00'

N59°49'05"E 199.86'

S30°10'39"E 69.73'

S56°48'13"W 100.00'

S56°48'13"W 199.96' (TIE)

RCRD 1553-051

N30°10'41"W 135.09'

S56°48'13"W 100.00'

condo
56,307.5 S.F.
1.29 Ac.

N56°48'13"E 75.00'

N33°00'41"W 66.39'

S32°45'14"E 100.60'

S56°04'18"W 75.30'

N30°10'41"W 67.00'

N31°07'14"W 134.85'

S56°22'13"W 198.80'

N30°10'41"W 67.00'

S56°41'08"W 75.00'

OCEAN BLVD

RIGHT OF WAY TO OCEAN BOULEVARD

FOUND CONCRETE BOUND

dhconcbd

N/F JOEL, LEE & FRANCIS V. CRANDALL
RCRD 2383-1981
SEE RCRD 1080-292
TAX MAP 20.2 LOT 3

FOUND CONCRETE BOUND (DOWN 0.3')

FOUND CONCRETE BOUND

DRAIN OUTFALL

TBM'S

shop
corfndn
endretwl
cordeck
corstp
setpm
s/on2o
anchor
pole
sethub
ahubvoid
corepdr
fnd ip
fnd ip
fndip**
3magnl
durg
shop
outfall
corfnse

Command= 210-
Point#, Start#-End# or G#= 1-873

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		01-13-2025		14:55:55			D:...\BMHOME8
		100.00		1	5002.5701	4992.5767	
		98.96		2	4872.6845	4966.8397	
		86.50		3	5000.5028	4639.3734	
		98.36		10	4946.7786	4999.6960	
		100.45		11	5007.0221	4955.8202	
		95.77		12	4967.0266	4871.2347	
		89.85		13	4975.8017	4734.3768	
		95.77		14	4986.3978	4850.3033	
		98.86		15	4986.3438	4936.1643	
		100.30		16	4986.2445	5006.4728	
		100.89		17	4985.4518	5030.4524	
		101.56		18	4981.7280	5061.5007	
		100.86		19	4972.9900	5052.3794	
		99.58		20	4974.8532	5008.0497	
		98.90		21	4974.8403	4979.6612	
		98.58		22	4974.0701	4973.2294	
		98.51		23	4968.6831	4969.5898	
		98.65		24	4960.5404	4968.9578	
		99.05		25	4933.7897	4967.7758	
		98.35		26	4970.7603	4936.7113	
		98.22		27	4975.1811	4932.9612	
		97.99		28	4976.2688	4917.3049	
		97.56		29	4976.2361	4896.3780	
		96.89		30	4975.7973	4875.8652	
		95.77		31	4975.8476	4857.5390	
		90.92		32	4948.6622	4730.0613	
		90.02		33	4974.3700	4734.2963	
		95.73		34	4970.7223	4862.0636	
		97.30		35	4971.3427	4883.7852	
		97.94		36	4971.4408	4906.9271	
		99.04		37	4969.6855	4925.7538	
		98.38		38	4969.5114	4937.0793	
		99.72		39	4967.7504	4938.0264	
		100.14		40	4962.2407	4932.1713	
		100.70		41	4958.2857	4927.4305	
		101.13		42	4954.1760	4921.9011	
		101.15		43	4953.4187	4921.4355	
		101.20		44	4952.3837	4921.2680	
		101.07		45	4952.3504	4928.3408	
		100.96		46	4953.6732	4928.8159	
		100.32		47	4959.9900	4935.0349	
		99.23		48	4965.3280	4940.7074	
		99.70		49	4964.5575	4941.5155	
		100.21		50	4954.7963	4943.1074	
		101.36		51	4946.0009	4944.8618	
		101.31		52	4944.4723	4944.3648	

JOB #7 578parise [873]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		01-13-2025		14:55:55		D:...\BMHOME8	
		104.26		53	4945.2334	4921.0422	
		104.26		54	4948.5565	4921.1133	
		101.77		55	4951.9540	4921.2498	
		101.80		56	4951.6958	4928.2138	
		104.28		57	4948.2568	4928.0618	
		104.27		58	4944.9293	4927.9849	
		101.17		59	4945.9407	4899.9979	
		99.13		60	4944.0083	4944.4093	
		98.94		61	4932.8915	4967.9874	
		99.14		62	4943.2083	4944.6259	
		99.72		63	5003.2147	4959.0850	
		86.45		64	5004.0417	4639.0276	
		98.98		65	4908.5253	4966.9835	
		99.24		66	4909.5419	4942.1314	
		101.12		67	4917.4502	4898.8787	
		101.79		68	4908.9736	4929.1912	
		103.07		69	4909.2143	4926.5169	
		103.03		70	4912.1741	4926.7580	
		101.62		71	4912.0131	4929.3155	
		102.20		72	4874.5104	4985.0194	
		97.28		73	4853.9754	4963.5101	
		84.74		74	5066.1548	4474.9340	
		84.18		75	4926.5392	4623.4506	
		-99999.		77	4802.3240	4861.3621	
		-99999.		83	4962.1402	5013.6510	
		-99999.		87	4792.1606	5011.0175	
		-99999.		88	4810.1272	5043.9333	
		84.82		90	4809.9521	4857.9087	
		86.09		91	4818.3669	4857.2482	
		85.47		92	4809.6876	4884.2533	
		87.20		93	4803.5132	4934.9875	
		86.76		94	4804.9152	4952.8283	
		88.76		95	4805.4257	5040.3486	
		99.61		96	4895.2016	5039.2785	
		102.74		97	4944.5235	5038.9453	
		101.07		98	4967.4259	5039.4783	
		100.00		99	4968.3160	5026.6149	
				101	4766.7761	4861.0884	
				102	4751.8956	5020.3949	TRA
				103	4574.8994	4951.3129	TRA
				104	4519.0431	4894.0409	TRA
				105	4464.2921	4810.3610	TRA
				106	4409.5410	4726.6811	TRA
				107	4354.7900	4643.0013	TRA
				108	4419.6250	4605.2996	TRA
				109	4471.4931	4575.1383	TRA
				110	4521.7620	4661.5850	TRA
				111	4469.8936	4691.7458	TRA
				112	4409.6053	4726.8028	TRA
				113	4635.7458	4826.1825	TRA
				114	4526.2437	4658.8227	TRA
				115	4572.3505	4747.5249	TRA
				116	4517.5995	4663.8450	TRA
				117	4410.1746	4599.9318	TRA
				118	4526.2417	4658.8196	INT
				119	4521.6929	4661.4662	INT
				120	4469.8245	4691.6270	INT
				121	4311.5666	4668.1357	TRA

JOB #7 578parise [873]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-13-2025				14:55:55		D:...\BMHOME8	
				122	4253.6473	4701.8159	TRA
				123	4195.7280	4735.4960	TRA
				124	4251.6629	4819.5929	TRA
				125	4307.9101	4783.7997	TRA
				126	4363.5801	4747.6316	TRA
				127	4404.6434	4810.3915	TRA
				128	4320.2769	4864.0785	TRA
				129	4279.1378	4801.3668	INT
				130	4580.9952	4742.4980	TRA
				200	4443.1912	5052.1589	
				201	4530.8928	5187.7235	TRA
				202	4511.1257	5191.0197	TRA
				203	4557.3724	5284.9523	TRA
				204	4483.6684	5298.8348	TRA
				205	4408.1992	5182.1784	TRA
				206	4359.2262	5106.4785	TRA
				207	4443.1879	5052.1606	TRA
				300	4464.2337	4810.3473	
				301	4443.6963	4823.7796	TRA
				302	4425.5950	4796.1035	TRA
				303	4405.0492	4809.5413	TRA
				304	4320.4276	4863.9799	TRA
				305	4279.8937	4800.8768	TRA
				306	4251.8546	4818.9148	TRA
				307	4196.5625	4736.9631	TRA
				308	4312.0084	4667.2651	TRA
				309	4354.7560	4642.9482	TRA
				310	4471.6309	4575.2019	TRA
				311	4521.7799	4661.7183	TRA
				312	4526.3594	4659.0702	TRA
				313	4581.1013	4742.7680	TRA
				314	4464.2337	4810.3473	TRA
				315	4409.4895	4726.6395	TRA
				316	4521.7072	4661.5928	INT
				317	4572.3792	4747.6611	TRA
				318	4517.6349	4663.9533	INT
				319	4581.0308	4742.6462	TRA
				320	4532.3349	4770.8727	INT
				321	4409.4949	4726.6477	INT
				322	4519.0254	4894.0006	TRA
				323	4518.9848	4894.0272	TRA
				324	4519.0191	4894.0047	INT
				325	4518.9913	4893.9569	INT
				326	4761.6149	5076.2784	TRA
				327	4761.8599	5076.7630	INT
				328	4746.7755	5070.8745	INT
				329	4487.4147	4845.7424	INT
				330	4749.1628	5045.6271	TRA
				331	4544.3651	4991.8590	TRA
				332	4559.5450	4971.6050	TRA
				333	4485.4245	4931.1620	INT
				334	4501.0776	4911.3954	INT
				335	4402.6801	4989.2154	TRA
				336	4538.8528	4986.1822	TRA
				337	4544.3652	4991.8588	INT
				340	4556.7881	4968.7659	TRA
				341	4559.5450	4971.6050	INT
			sethub	500	4462.0237	4853.3105	

JOB #7 578parise [873]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-13-2025			14:55:55			D:...\BMHOME8	
			2asethub	501	4809.7711	4943.8466	TRA
			3magnl	502	4261.7261	4981.8225	TRA
			1ahubvoi	503	4481.9894	4838.3122	TRA
			2sethub	504	4574.6491	4877.4397	TRA
			1ahub	505	4481.9959	4838.3068	TRA
			fndip**	506	4358.7692	5106.7746	SS
			fndip**	507	4443.1916	5052.1588	SS
			fndip**	508	4362.1650	4926.2666	SS
			dhconcbd	509	4354.7900	4643.0013	SS
			dhconcbd	510	4464.2337	4810.3473	SS
			fncpost	511	4554.3984	4759.5515	SS
			corhse**	512	4557.3020	4813.9456	SS
			cordeck	513	4568.4360	4808.7645	SS
			cordeck	514	4523.8114	4835.6940	SS
			corstp**	515	4533.1353	4854.9281	SS
			cordeck	516	4541.9812	4860.8261	SS
			corfnda	517	4563.4879	4869.6412	SS
			pole**	518	4473.0605	4871.3407	SS
			anchor	519	4481.5136	4877.7509	SS
			corepdr	520	4484.7027	4894.1339	SS
			corepdr	521	4496.0533	4912.3679	SS
			corepdr	522	4485.3171	4929.6666	SS
			corepdr	523	4467.9649	4881.9303	SS
			fndip**	524	4446.8714	4872.2950	SS
			topip	525	4362.2365	4926.1944	SS
			fndip**	526	4404.8444	4809.8190	SS
			endretwl	527	4522.5275	4873.2669	SS
			endretwl	528	4561.3416	4881.4230	SS
			setpm**	529	4518.9263	4893.8185	SS
			s/oh2o	530	4514.9298	4889.5256	SS
			fndip**	531	4574.7233	4951.3497	SS
			fndip**	532	4629.7498	5159.7222	SS
			fndip***	533	4605.0242	5015.5386	SS
			outfall	534	4547.1727	4971.8216	SS
			shop	535	4606.9262	4919.3641	SS
			shop	536	4603.3346	4903.9506	SS
			shop	537	4626.4774	4898.5429	SS
			fndip**	538	4635.7118	4826.1580	SS
			flag***	539	4762.6889	4820.0687	SS
			ambitpin	540	4802.3240	4861.3621	SS
			ambitpin	541	4792.1607	5011.0165	SS
			fndip**	542	4768.3803	5089.6660	SS
			fndip**	543	4751.5502	5020.3781	SS
			ipinchk	544	4792.1607	5011.0165	SS
			ipchk	545	4768.2558	5089.6202	SS
			fndip***	546	4766.5640	4861.4041	SS
			***	547	4766.6154	4861.0518	SS
				548	4519.0047	4894.0142	INT
				549	4580.9408	4742.4911	TRA
				550	4766.7324	4861.1001	INT
			calcor	551	4580.9408	4742.4911	INT
				552	4553.6909	4758.3348	INT
				553	4519.0047	4894.0142	TRA
				560	4557.0441	4996.9277	INT
				561	4674.9482	5042.6613	TRA

Point#, Start#-End# or G#= 4-

Printed from Internet for on 2/9/2011

006515

2011 FEB -8 PM 1:15

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

SELECTMEN'S QUITCLAIM DEED TO PAPER STREET

KNOW ALL MEN BY THESE PRESENTS, that the Town of Rye, located in the county of Rockingham, State of New Hampshire, and having a principal place of business at 10 Central Road, Rye, New Hampshire, 03870, acting through its duly authorized Board of Selectmen, FOR CONSIDERATION PAID, grants to David T. Parise and Joan E. Parise, of 2 Alan Court, Rye, NH, 03870, as joint tenants with the right of survivorship, WITH QUITCLAIM COVENANTS, a certain piece or parcel of land SITUATED IN THE TOWN OF RYE, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, more particularly bounded and described as follows:

Beginning at the Southerly corner of land of the grantees at a point marked by a found concrete bound, which point is located a distance of 199.96 feet from a found concrete bound at Ocean Boulevard as shown on a plan entitled "Plat of Land, David T. & Joan E. Parise, 2 Alan Court, Tax Map 20 Lot 3, in Rye, NH, Scale: 1"=30', October 10, 2010", prepared by Stockton Services, Hampton, NH, Plan number 578; to be recorded at Rockingham County Registry of Deeds upon execution of this deed; thence running on a bearing N 56°46'42" E a distance of 99.94 feet to a point marked by a found concrete bound; thence running N45°50'28" E a distance of 80.00 feet to a point marked by a found iron pipe; thence running N 21°19'28" E a distance of 189.82 feet to a point marked by a found iron pipe, the last three courses by other land of the grantees as shown on said plan; thence turning and running S 84°35'54" E a distance of 25.36 feet to a point marked by a set iron pipe in the centerline of said Alan Court as originally platted; thence turning and running S 21°19'28" W a distance of 203.55 feet to a point marked by a set iron pipe; thence running S 45°50'28" W a distance of 83.93 feet to a point marked by a set iron pipe; thence running S 56°46'42" W a distance of 104.73 feet to a point marked by a set iron pipe, the last three courses running along the centerline of said Alan Court as originally platted; thence turning and running by land known as Wallis Sands Place Condominium and by a right of way to Ocean Boulevard as shown on said plan N 33°11'11" W a distance of 24.54' to the point of beginning, all preceding metes and bounds describing Parcel A as shown on said plan, containing 9357 square feet, more or less, subject to and with the benefit of all easements and encumbrances of record.

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Meaning and intending to quitclaim the Town's interest in the westerly half of Alan Court which lies adjacent to grantees' land. Alan Court is a paper street to which the public's rights have expired.

This conveyance is subject to whatever implied private easement rights may exist in favor of other land accessed by said paper street.

This is a non-contractual transfer.

Signed this 6th day of December, 2010

TOWN OF RYE
BOARD OF SELECTMEN

Joseph G. Mills, Chairman

Priscilla V. Jenness, Selectman

Craig N. Musselman, Selectman

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared before me on this 6TH day of DECEMBER, 2010 the above named Joseph G. Mills, Priscilla V. Jenness, and Craig N. Musselman, known to me to be the Selectmen of the Town of Rye, and acknowledged that they executed the same for the purposes therein contained.

Notary ~~or Justice of the Peace~~

My commission Expires:

CYNTHIA L. GILLESPIE NOTARY PUBLIC NEW HAMPSHIRE

Cynthia L. Gillespie
Notary Public
My Commission Expires
February 13, 2013

Printed from Internet by Acct #: S58 on 3/22/2010

Partial Release Recorded Book 810 Page 468

Partial Release Recorded - Book 816 Page 19

Partial Release Book 809, Page 314 | Part. Release B. 931, P. 443 | Part. Release B. 931, P. 447

See Partial Release Book 759 Page 296

See Par. Release Book 759, Page 308

25

25

Release Book 932 Page 335

Mortgage Robbins to Parsons et al

Del to Allen R. Hatch by mail.

See Partial Release B. 955, P. 133.

Know All Men By These Presents

That, I, Edwin N. Robbins of Springfield, County of Hampden, Commonwealth of Massachusetts, for and in Consideration of the Sum of Ninety Thousand (90,000.00) dollars to me in hand, before the delivery hereof well and truly paid by Lewis N. Parsons and Mary Norris Reilly, both of the City of Philadelphia, in the State of Pennsylvania, the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Lewis N. Parsons and Mary Norris Reilly and assigns forever all the following real estate lying and being in the Town of Rye, County of Rockingham, and State of New Hampshire, bounded and described as follows:

First: The Dow Farm, so-called, together with all and singular the buildings and improvements thereon, the said Farm comprising one hundred sixty (160) acres, more or less, consisting of the original Dow Farm of one hundred twenty acres, being the same property conveyed to Albert Dow and James Dow by deed of the Heirs of Isaac Waldron, which said deed was dated March 10th. 1845 and recorded in the Rockingham County Land Records in Book 316, Page 461. The undivided one-half interest in said property belonging to the said James Dow being devised by the said James Dow to his son Eli S. Dow and being conveyed to James Parsons, deceased, by Flora B. Dow and Clara M. Rand by deed recorded in said Land Records in Vol. 510, Page 93, dated April 14th. 1888, in which deed the said grantors conveyed said property as Grand-children of the late James Dow, children of the late James Henry Dow and nieces of the said Eli S. Dow; said Flora B. Dow, Clara M. Rand and Mary A. Wendell being all of the surviving heirs of the said James Dow, James Henry Dow, Eli S. Dow and Albert Dow, all deceased. The remaining forty acres of the said one hundred sixty acres was conveyed to Albert Dow by Eli S. Dow by deed recorded in said Land Records in Book 345, Page 130, said deed being dated December 4th. 1857 and said forty acres was also conveyed by said deed above referred to in Book 510, Page 193 and by deed in Book 571, Page 15.

Second: About thirty-seven (37) acres of land, more or less, described in the deed recorded in said Land Records in Book 572, Page 223, from Charles P. Wendell to James Parsons said deed being dated November 21st. 1888. Also recorded Book 572, Page 222. And also twelve (12) acres part of land also included in said deed.

Third: Twenty-eight (28) acres and thirty-two (32) rods more or less, described in a deed from Emery Workman to James Parsons, recorded in said Land Records in Book 572, Page 293, said deed being dated March 25th. 1889. See also Book 534, Page 150.

Fourth: Also the three parts of land described in deed from Ulrin L. Forye to James Parsons recorded in said Land Records in Book 528, Page 253, which said deed is dated September 13th. 1890. See also deeds in Book 314, Page 413, and Book 392, Page 368, and Book 489, Page 478.

Fifth: Six acres and 10 rods, more or less, described in deed from George L. Leepthen to James Parsons recorded in said Land Records in

Partial Release Book 754 Page 248

Partial Release Book 754 Page 264

Partial Release Book 754 Page 279

Partial Release Book 756 Page 187

Partial Release Book 756 Page 188

Partial Release Book 754 Page 334

Par. Release Book 756 Page 187.

Par. Release Book 756 Page 188

Par. Release Book 754 Page 334

Par. Release Book 754 Page 448

Par. Release Book 757 Page 374

Par. Release Book 758 Page 467

Par. Release Book 758 Page 481

Partial Release Book 796, Page 434.

Partial Release Book 890, Page 429

Partial Release Book 901, Page 152

Par. Release Book 908, Page 120.

See Assignment: Book 1148, Page 448

Book 879 Page 413

Par. Release Book 1147, Page 207 See Par. Release Book 1148, Page 256

Partial Release Book 879, Page 413 Partial Release of Mortgage as to note owned by the within named Albert Dow, dated March 3, 1949, recorded March 4, 1949, in Book 1147, Page 207

Book 0756 Page 0025

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(Partial Release Book 977, Page 353.) Partial Release Book 983 Page 112 | Partial Release Book 983 Page 224 | Partial Release Book 984 Page 264 | See Partial Release Book 1009 Page 190 | See Partial Release Book 1009 Page 190

26

Partial Release Book 765 Page 291

Book 523, Page 261, dated October 27th. 1890.
Sixth: Three (3) acres of land more or less, described in deed from Joseph J. Goss to James Parsons, recorded in said Land Records in Book 530, Page 97, said deed was dated August 1st. 1891. And also a four (4) acre tract of land also included in said deed.

Par. release Book 778 Page 39

Seventh: Five and five-eighths (5 5/8) acres of land, more or less, described in deed of J. Wesley Foye to James Parsons, recorded in said Land Records in Book 549, Page 100, said deed being dated August 14th. 1895. Also see Book 485, Page 165.

Par. release Book 765 Page 496

Eighth: Nine (9) acres of land, more or less, described in deed from Thomas R. Clark to Albert Day recorded in said Land Records in Book 363, Page 233, dated January 5th. 1854

Par. release Book 777 Page 330

There is excepted from said property the land conveyed to the State of New-Hampshire by deed of Mary E. Parsons recorded in said Land Records in Book 577, Page 435, dated February 14th. 1901 and by deed of Lewis H. Parsons recorded in said Land Records in Book 577, Page 437 and by deed of Albert Batchelder, Guardian of Mary N. Parsons, recorded in said Land Records in Book 577, Page 464, dated March 1st. 1901.

Par. release Book 778 Page 323

Said property is conveyed subject to any and all rights of ways referred to in any or all of said deeds.

Partial Release Book 789 Page 422

Being the same property this day conveyed to me by the mortgagees herein named and J. Ridgway Reilly. This mortgage being given for a part of the purchase price of said property and is a purchase money mortgage.

Par. release Book 810 Page 468

It is further agreed and understood that I, my heirs, administrators, executors and assigns, shall be permitted to cut any and all standing timber upon said property and it shall not be considered that I have committed waste or strip; provided, however, that before any of said timber shall be removed from said property there shall be paid to the mortgagees herein the sum of money herein agreed to as the release price for the release of said timber from the operation of this mortgage.

Par. Rel. Book 816 Page 131

Partial Rel. Book 816 Page 262

It is further agreed that the following restrictions shall be imposed upon said premises and shall continue and remain in force during the operation and continuance of this mortgage or of any deed or conveyance which shall result from the operation of the foreclosure of this mortgage.

Partial Release Book 816 Page 19

Partial Release Book 834 Page 107

Partial Release Book 834 Page 107

Partial Release Book 834, Page 217.

Partial Release Book 834, Page 305

Said restrictions are these: that all buildings shall be placed and set back not less than twenty (20) feet from the street line; provided, that steps, windows, porticos and other projections appurtenant thereto are to be allowed in said reserved space; that any dwelling house built upon any of the lots bordering upon the Ocean Boulevard which are shown on the plans of lots called Fair Hill Estates Section 1 and plan of lots of Fair Hill Estates Section 2 which said plans are recorded in said Land Records, shall cost not less than $10,000; that upon any of the rest of the lots shown on said plans no house shall be built to cost less than $5,000.00; that no more than one dwelling house shall be erected upon any of the lots shown on said plan; that all outbuildings shall be clap-boarded and painted or shall be constructed

See Part. Release B. 1064 P. 171 | See Part. Release B. 1064 P. 170 | See B. 1064 P. 171 | See B. 1064 P. 3 | See Part. Rel. B. 1059 P. 33 192 | See Part. Rel. B. 1059 P. 34 201, 202, 205 | See Part. Rel. B. 1059 P. 44 34 | See Partial Release B. 1032 P. 170 262 | See Partial Release B. 1043 P. 112 231 | See Partial Release B. 1043 P. 172 | See Partial Release B. 1042 P. 282 | See Partial Release B. 1042 P. 268 | See Partial Release B. 1042 P. 266 | See Partial Release B. 1043 P. 144 | See Part. Release B. 1042 P. 285 | See Part. Release B. 1019 P. 480 | See Part. Release B. 1019 P. 81 26 | See Part. Release B. 1019 P. 433 27 | See Part. Rel. Book 1018 Page 443 29 37 33 | See Part. Rel. Bl. 1018 Pg. 24

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See Partial Release Book 970 Page 45 | See Partial Release Book 970 Page 46 | See Partial Release Book 969 Page 452 | See Partial Release Book 969 Page 475 | See Partial Release Book 975 Page 145 | See Partial Release Book 975 Page 146 | See Partial Release Book 974 Page 185 | See Partial Release Book 975 Page 263 | See Assignment Book 975 Page 332

ted of concrete that said lots shall not be resold to a colored person, a Polander or an Italian.

It is further agreed that the said mortgagees, their heirs, administrators, executors and assigns, shall, without expense to them, execute and deliver to the said Edwin H. Robbins, his heirs, administrators, executors or assigns, partial releases of any lot of land shown upon said plans upon payments to them of the following sums: for lots No. 1 to 60 both inclusive, upon plan of Fair Hill Estates Section 1, and lots No. 260 to 295 both inclusive, shown on plan of Fair Hill Estates Section 2, the sum of one thousand (1,000) dollar for each lot; for all the remainder of the lots shown upon both of said plans there shall be paid the sum of five hundred (500) dollars for each lot; for the lot of land upon which there now stands Fair Hill Manor, so-called, there shall be paid the sum of twenty thousand (20,000) dollars; that for the lot in the rear of said lot, upon which the stable stands the sum of five thousand (5,000) dollars; that for the lot of land upon which the Farm House, so-called, stands, the sum of five thousand (5,000) dollars; that for the release of all the standing wood or timber upon any or all of the property herein conveyed there shall be paid the sum of eight thousand (8,000) dollars. That the large barn which now stands near the Farm House upon said property may be torn down and removed by the mortgagor, his heirs, administrators, executors or assigns without any payment by way of a release, and the tearing down or removal thereof shall not be considered waste or strip.

To Have and To Hold the said granted premises, with all the privileges and appurtenances to the same belonging to them the said Lewis H. Parsons and Mary Norris Reilly and assigns, to them and their only proper use and benefit forever.

And I, the said Edwin H. Robbins, my heirs, executors and administrators do hereby covenant, grant and agree to and with the said mortgagees and assigns that until the delivery hereof I am the lawful owner of said premises, and I am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every encumbrance whatsoever except said rights of way; and that I and my heirs, executors and administrators shall and will warrant and defend the same to the said mortgagees and their assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins, wife of the said Edwin H. Robbins in consideration of the sum aforesaid, do hereby relinquish my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4th, 1851, entitled "An Act to exempt the homestead of families from attachment and levy or sale on execution" or by any other Statutes or Statutes of said State.

The condition of the foregoing Deed is such that if the said

See Partial Release B. 991 P. 269 | See Partial Release Book 993 Page 346 | See Partial Release Book 991 Page 453 | See Partial Release B. 998 P. 136 B. 997 - P. 192 | See Partial Release B. 998 P. 409 | See Partial Release B. 996 P. 405 | See Partial Release B. 1004 P. 41 | See Partial Release B. 1004 P. 304 103 | See Partial Release B. 1004 P. 304 | See Partial Release Book 1004 Page 356 | See Partial Release Book 1005 Page 495 | See Partial Release Book 1009 Page 133 276-277 | See Partial Release Book 1009 Page 252 | See Partial Release Book 1006 Page 255 | See Partial Release B. 1006 P. 279 | See Partial Rel. B. 1006 P. 430

Partial Release see Book 850, Page 327

Partial Release Book 838 Page 414

Partial Release Book 850 Page 485

Partial Release Book 862 Page 156

Partial Release Book 862 Page 230

Partial Release Book 862 Page 232

Partial Release Book 859 Page 313

Partial Release B. 859 - P. 344

Partial Release Book 862 Page 322

Partial Release Book 862 Page 367

Partial Release Book 859 Page 391

Par. Release Book 859 Page 391

Part. Release Book 862 Page 408

Partial Release Book 859 Page 401

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Book 0756 Page 0028

28 28

Partial Release Book 890 Page 271 | Partial Release Book 890 Page 271 | Partial Release Book 891 Page 481 | Partial Release Book 894 Page 12 | Partial Release Book 898 Page 476 | Partial Release Book 898 Page 500 | Par. Release Book 901 Pg. 260 | Partial Release Book 901 Page 474

Partial Release Book 862 Page 431

Partial Release Book 862 Page 460

Partial Release Book 859 Page 480

Partial Release Book 868 Page 119

Partial Release B. 872 P. 366

Partial Release Book 870 Page 192

Par. Release Book 872 Page 429

Partial Release Book 879 Page 101

Partial Release Book 879 Page 132

Partial Release Book 875 Page 496

See Assignments Book 879 Page 413

See Partial Release Book 883 Page 54

See Partial Release Book 883 Page 55

See Partial Release B. 882 P. 420

Edwin H. Robbins his heirs, executors and administrators shall well and truly pay unto the said mortgagees and assigns the sum of Ninety Thousand (90,000.00) dollars and interest thereon, according to the tenor and intent, true meaning and effect of a promissory note for said sum, signed by the said Edwin H. Robbins bearing even date with these presents, and payable to the order of the said mortgagees, from date with interest payable quarterly and until such payment keep the buildings on said land insured against fire in a sum satisfactory to and for the benefit of said mortgagees payable in case of loss to said mortgagees or assigns in such insurance office as they shall approve, and also pay all taxes and assessments levied or assessed upon or on account of said premises, and also any and all sums said mortgagees or assigns may pay or expend legally incident to said real estate, then the foregoing deed is to be void and of no effect; otherwise to remain in full force.

Par. Release B. 1149 P. 12 | Par. Release B. 1149 P. 184

And Provided, Also That if Default be made in any of the foregoing conditions the said Edwin H. Robbins do authorize said grantee, their heirs or assigns to sell said premises and do hereby appoint said mortgagees my true and lawful attorneys, with power irrevocable to sell and dispose of the said granted premises, with all the improvements that may be thereon, at Public Auction. Said sale to be in said Town of Rye at or near the premises without further notice than by and, except giving notice of time and place of sale once in each of three successive weeks in some newspaper printed in said Rockingham County and in their own name or as attorneys of the grantor, convey the same absolutely and in fee simple to the purchaser or purchasers accordingly, and out of the proceeds of said sale to retain all sums secured by this deed (whether then or thereafter payable) together with interest and all costs and expenses including all sums paid by the grantee or their assigns for insurance of the premises, paying the surplus if any, to the said grantor or his assigns.

Par. Partial Release B. 1097 P. 36

And such sale shall forever bar the said grantor and all persons claiming under me, the said Edwin H. Robbins from all right and interest in the premises at law or in equity, and the purchaser shall not be answerable for the application of the purchase price.

Par. Partial Release B. 1058 P. 102 | Par. Partial Release B. 1077 P. 464

In Witness Whereof, we have hereunto set our hands and seals this 28th day of April, in the year of our Lord one thousand nine hundred and twenty-one.

Signed, sealed and delivered in Presence of

Caroline M. O'Murphy

Albert R. Hatch

Edwin H. Robbins. (L.S.)

Hattie E. Robbins (L.S.)

Par. Release Book 1051 Page 456 | Par. Release Book 1051 Page 456 | Par. Release B. 1066 P. 177 | Par. Release B. 1148 P. 463 | Par. Release B. 1148 P. 463

State of New Hampshire, Rockingham, ss. Portsmouth, April 28, 1921.

Personally appearing the above named Edwin H. Robbins and Hattie E. Robbins acknowledged the foregoing instrument to be their free act and deed before me.

Albert R. Hatch, Notary Public (N.P. Seal)

Par. Release B. 1149 P. 251

Received and Recorded May 16-9.20 am. 1921 - John M. Green Register

See Partial Release Book 890 - Page 203

Re-recorded Part. Release Book 904 - Page 485

Par. Release B. 908 P. 200

Partial Release Book 908 Page 215

Partial Release Book 908, Page 263

Partial Release Book 908 Page 293

Partial Release Book 909 Page 209

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Know all Men by these Presents,

THAT I, Edwin H. Robbins of Springfield, Hampden County, Commonwealth of Massachusetts

Robbins to O'Donoghue

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Ellen M. O'Donoghue who resides at 72 Piggott Road, Medford, Massachusetts

del. to grantee by mail

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ellen M. O'Donoghue and her heirs and assigns forever,

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows;

Beginning at a point on the northerly line of the street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant easterly two hundred feet from the southeasterly corner of Lot 117 as shown on said plan, thence northerly parallel with the easterly line of said Lots 117 and 118 on said plan, one hundred twenty-five (125) feet; thence easterly fifty (50) feet to a point one hundred twenty-five (125) feet distant northerly from the northerly line of said street; thence southerly one hundred twenty-five (125) feet to the northerly line of said street at a point distant easterly fifty feet from the place of beginning; thence westerly along the northerly line of said street, fifty (50) feet to the place of beginning.

Being a part of the premises conveyed to me by Lewis H. Parsons et al. by deed dated April 28th, 1921 and recorded in the said Rockingham County Registry of Deeds in Book 754, Page 242.

Subject to the following restrictions which terminate January 1st 1930;that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all out-buildings shall be clap-boarded and painted or shall be constructed of concrete that said lot shall not be resold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Ellen M. O'Donoghue and her heirs and assigns, to them and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Ellen M O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Ellen M. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins relinquish before in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hands and seals*, *this* thirty-first *day of* January *in the year of our Lord* 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins
her attorney in fact

Massachusetts Hampden

STATE OF NEW HAMPSHIRE, ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME,

John McKean, Notary Public (N.P.Seal)

My commission expires April 9th, 1931.

Received and recorded Nov. 20th, 9:55 A.M. 1929. John M. A. Greene Register.

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Know all Men by these Presents,

THAT I, Edwin H. Robbins, of Springfield, Hampden County, Commonwealth of Massachusetts

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Clara T. O'Donoghue who resides at 72 Piggott Road., Medford, Massachusetts

Robbins to O'Donoghue

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Clara T. O'Donoghue and her heirs and assigns forever,

del. to E.M. O'donoghue by mail

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows: Beginning at a point on the northerly line of the street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant one hundred fifty feet easterly from the southeasterly corner of Lot 117 on said plan, thence northerly parallel with the easterly line of Lots 117 and 118 on said plan, one hundred twenty-five (125) feet; thence easterly parallel with the line of said street, fifty (50) feet; thence southerly, one hundred twenty-five (125) feet, to a point on the northerly line of said street distant two hundred feet easterly from the southeasterly corner of said Lot 117; thence westerly along the line of said street, fifty (50) feet, to the place of beginning.

Being a part of the premises conveyed to me by Lewis H. Parsons et al, by deed dated April 28th 1921 and recorded in the said Rockingham County Registry of deeds in Book 754, page 242.

Subject to the following restrictions which terminate January 1st, 1930; that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all outbuildings shall be clap-boarded and painted or shall be constructed of concrete; that said lot shall not be sold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Clara T. O'Donoghue and her heirs and assigns, to them and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Clara T. O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Clara T. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins in consideration aforesaid, do hereby relinquish ~~release~~ my right of dower in the ~~above~~ before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hands and seals, this* thirty-first *day of* January *in the year of our Lord* ~~one thousand nine hundred and~~ 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins

her attorney in fack

STATE OF ~~New Hampshire~~ Massachusetts, Hampden ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME, (N.P.Seal)

Mabel E. Wing Notary Public ~~Justice of the Peace~~.

My commission expires Dec. 23rd, 1932.

Received and recorded Nov. 20th, 9:55 A.M. 1929. John M. A. Greene Register.

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Book 0842 Page 0250

Know all Men by these Presents,

THAT I, Edwin H. Robbins of Springfield, Hampden County, Commonwealth of Massachusetts

Robbins to O'Donoghue

for and in consideration of the sum of one dollar and other vaulable considerations to me in hand, before the delivery hereof well and truly paid by Mary V. O'Donoghue who resides at 72 Piggott Road, Medford, Massachusetts

del. to E.M.O'Donoghue by mail

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Mary V. ODonoghue and her heirs and assigns forever,

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the northerly line of street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant easterly one hundred feet from the southeasterly corner of Lot 117 on said plan and running thence northerly parallel with the easterly line of Lots 117 and 118 on said plan a distance of one hundred twenty-five (125) feet; thence easterly parallel with the line of said street, fifty (50) feet; thence southerly parallel with the easterly line of said lots 117 and 118 one hundred twenty-five (125) feet to the northerly line of said street; thence westerly along the line of said street, fifty (50) feet to the place of beginning.

Being part of the premises conveyed to me by Lewis H. Parsons et al. by deed dated April 28th 1921 and recorded in the said Rockingham County Registry of Deeds in Book 754, Page 242.

Subject to the following restrictions which terminate January 1st, 1930; that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all out-buildings shall be clap-boarded and painted or shall be constructed of concrete; that said lot shall not be resold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Mary V. O'Donoghue and her heirs and assigns, to and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Mary V. O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Mary V. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins relinquish before in consideration aforesaid, do hereby ~~release~~ my right of dower in the ~~above~~ mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hand* s and seal s , *this* thirty-first *day of* January *in the year of our Lord* 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins

Her attorney in Fact

STATE OF Massachusetts Hampden, ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Mabel E. Wing Notary Public. (N.P.Seal)

My commission expires Dec. 23rd, 1932.

Received and recorded Nov. 20th, 9:55 A.M. 19 29. John W. A. Green, Register.

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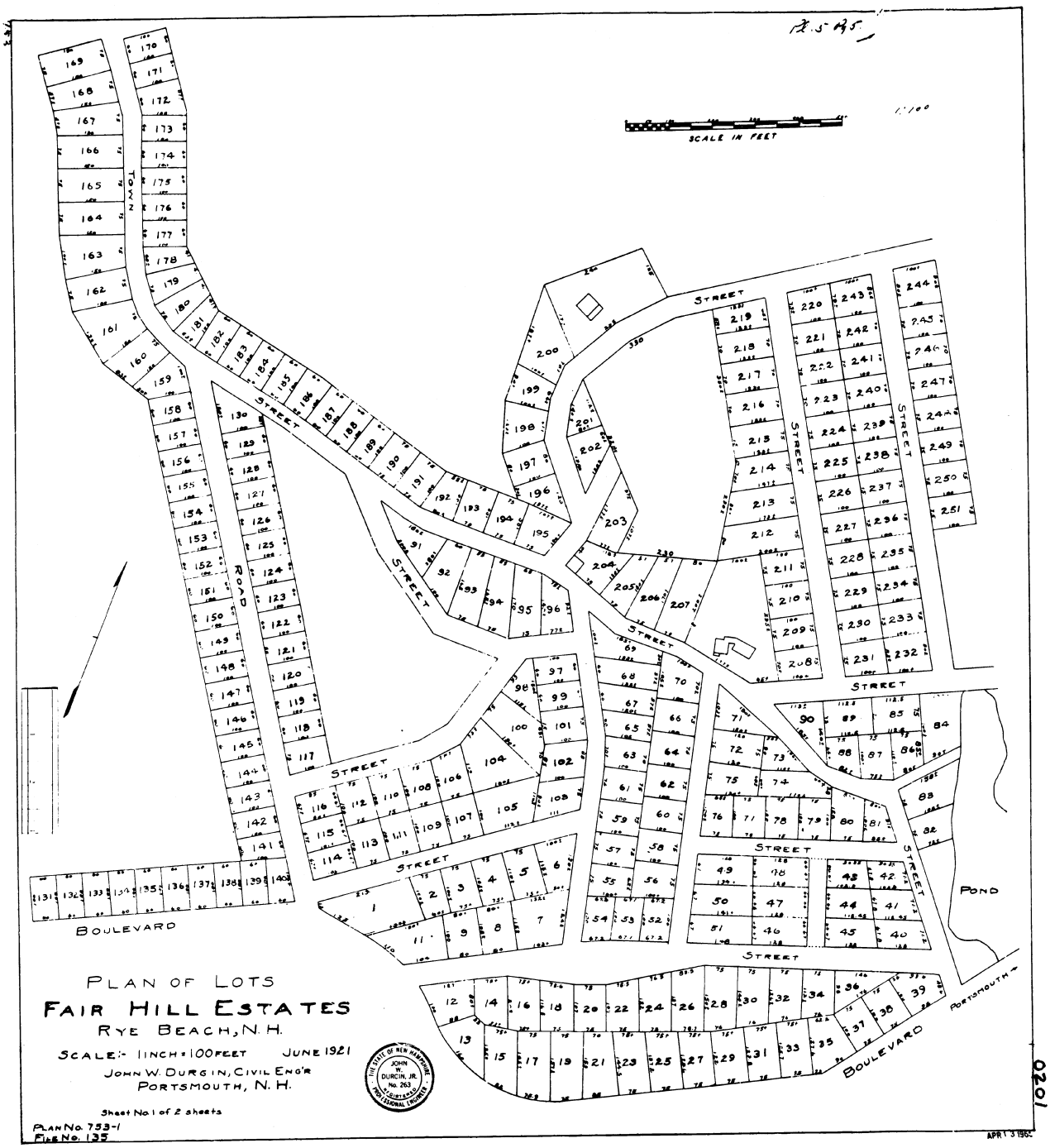

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Oct 13 9 36 AM '83 34104

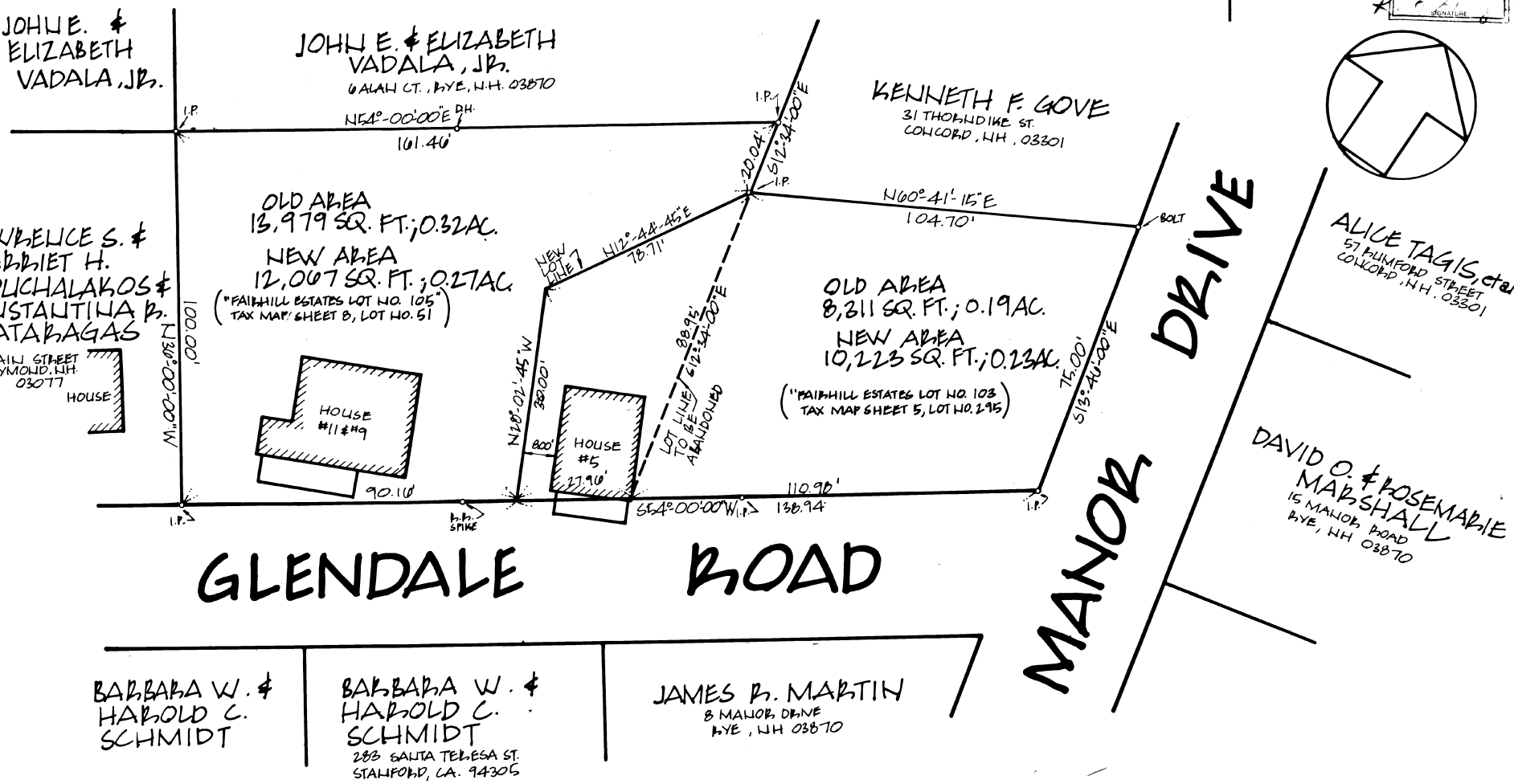
ENGINEERS SURVEYORS DESIGNERS

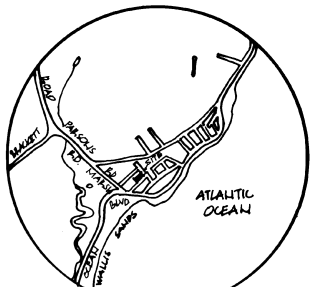
JOHN W. DURGIN ASSOCIATES, INC.
ESTABLISHED 1919

600 GREENLAND ROAD
PORTSMOUTH, N.H. 03801
1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

Revisions-

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 11 ROBERT O. DURGIN SIGNATURE





LOCUS MAP

OWNER OF RECORD:
IRVING M. & ROSALIE KATZ
NO. 11 GLENDALE RD., RYE, NH 03870

See 2 Pg 491

APPROVED FOR RECORD:
RYE PLANNING BOARD

RE-SUBDIVISION OF LAND "FAIR HILL ESTATES"
RYE, NEW HAMPSHIRE

FOR: IRVING M. & ROSALIE KATZ

SCALE: 1"=20'

SEPTEMBER 1983

20 0 20 40 60 80 FEET
10 0 10 20 METERS

FILE NO. 135
PLAN NO. 4447-1

C-11902

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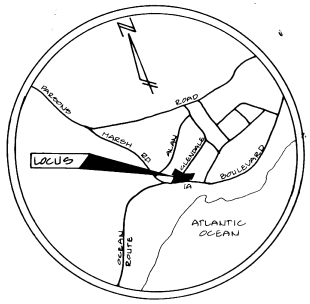
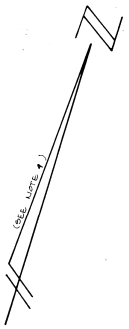
07022

Mar 4 1 05 PM '91



LOCUS MAP NOT TO SCALE

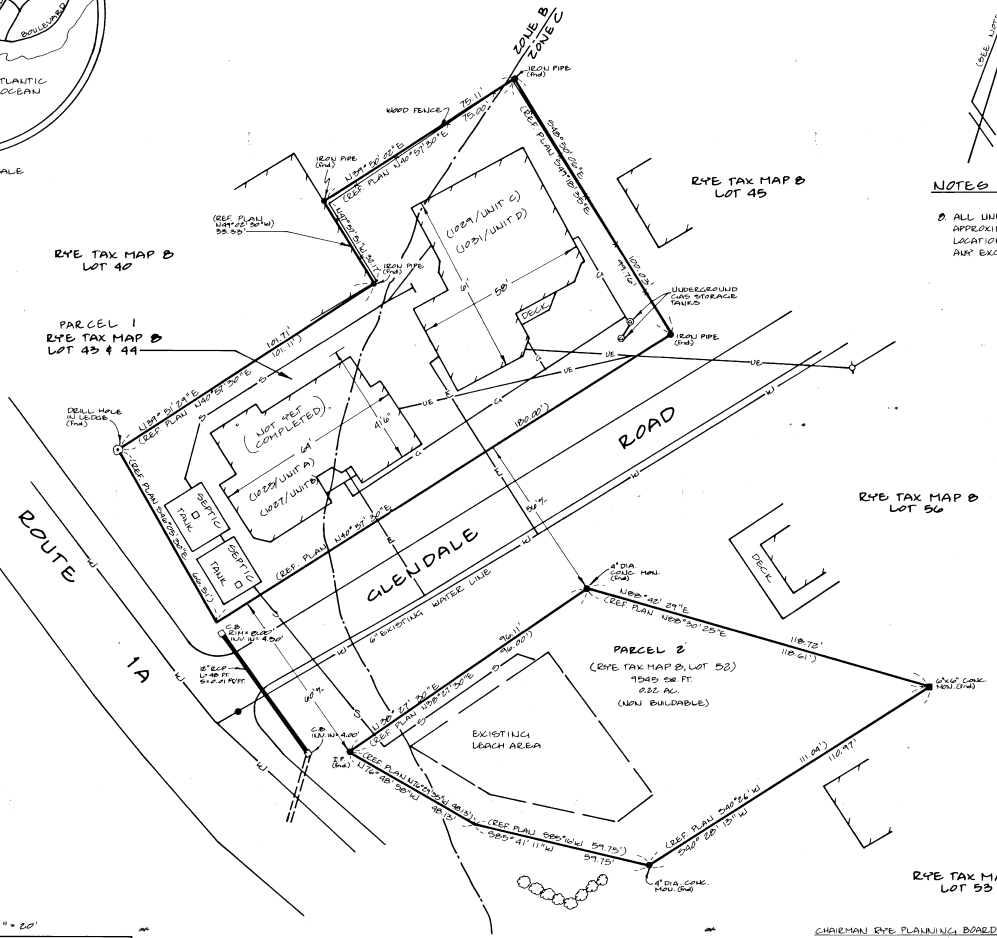


NOTES

1. TOTAL AREA: PARCEL 1 = 14,335 S.F., 0.33 AC.
   PARCEL 2 = 9845 S.F., 0.22 AC.
2. PROJECT DEED REFERENCE: BK. 1745, PG. 212, 213.
3. PROJECT PLAN REFERENCE:
   A) PLAN OF LOTS "FAIRHILL ESTATES" RYE, N.H., FOR CLYDE WILLIAMSON, BY DURGIN ASSOCIATES, 1 WAKEFIELD ST. SUITE 309, ROCHESTER, N.H. 2/28/89.
   B) SITE PLAN "OCEAN SANDS II CONDOMINIUM, OCEAN BOULEVARD, RYE, N.H., BY TERRASCAN ENGINEERS-SURVEYORS, 694 CENTRAL AVE., DOVER, N.H.
   C) MOULTON PLAN R.C.R.D. #1265
   D) DURGIN CE PLAN R.C.R.D. #1159.
4. PROJECT BEARING WAS ROTATED TO THE NORTHWEST PROPERTY LINE OF PARCEL 2.
5. THIS IS NOT A STANDARD BOUNDARY SURVEY. THIS IS A SITE PLAN ONLY. BOUNDARY INFORMATION WAS TAKEN DIRECTLY FROM PLAN (A&B) OF THE ABOVE REFERENCED PLANS.
6. SEE N.H. DEED STATE LAND RECORD (CARD # 15) FOR T/31/63 CONDEMNATION OF 930 SQ.FT. AT CORNER OF RTE 1A & GLENDALE RD. PROJECT # 8103-B. M03.
7. THIS SITE PLAN REPRESENTS THE "AS-BUILT" CONFIGURATION FOR ALL UTILITIES INCLUDING SEPTIC DISPOSAL, SUPERCEDING THE PLANNING BOARD APPROVAL PLAN (9-13-89) IN THAT REGARD ONLY. IN ALL OTHER RESPECTS THE 9-13-89 APPROVED PLAN CONTINUES IN EFFECT.

NOTES CONT'D

8. ALL UNDERGROUND UTILITIES ARE IN THEIR APPROXIMATE LOCATION AS SHOWN AND ACTUAL LOCATION SHOULD BE FIELD VERIFIED BEFORE ANY EXCAVATION IS UNDERTAKEN.


ZONE B / ZONE C
RYE TAX MAP 8 LOT 45
RYE TAX MAP 8 LOT 40
PARCEL 1 RYE TAX MAP 8 LOT 43 & 44
RYE TAX MAP 8 LOT 56
RYE TAX MAP 8 LOT 53
GLENDALE ROAD
ROUTE 1A
PARCEL 2 (RYE TAX MAP 8, LOT 53) 9845 SQ FT. 0.22 AC. (NON BUILDABLE)
EXISTING LEACH AREA
(1029/UNIT C)
(1031/UNIT D)
(1027/UNIT A)
(1031/UNIT B)
(NOT YET COMPLETED)
SEPTIC TANK
SEPTIC TANK
DECK
UNDERGROUND GAS STORAGE TANKS
WOOD FENCE
STONE WALL
6" EXISTING WATER LINE
IRON PIPE FOUND
DRILL HOLE IN LEDGE (TYP.)
CONCRETE MON. (TYP.)
CATCH BASIN
8" RCP
6" PVC
6" DIA. CONC. MON.
(REF. PLAN S40°30'E 59.75')
(REF. PLAN S40°30'E 59.75')
(REF. PLAN S40°30'E 59.75')
(REF. PLAN N49°30'W 59.75')
(REF. PLAN N49°30'W 59.75')
(REF. PLAN N49°30'W 59.75')

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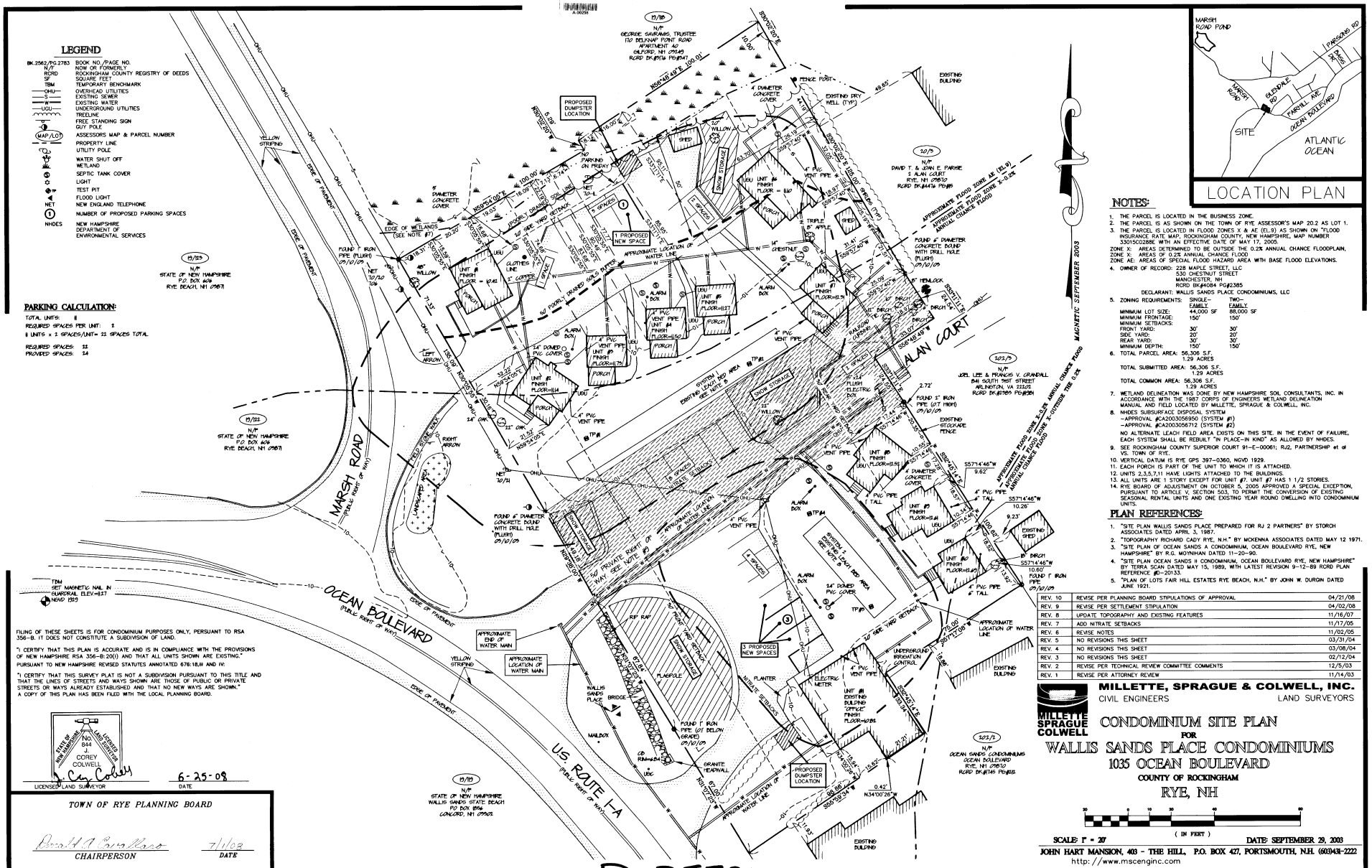
LEGEND
BK.2562/PG.2783 BOOK NO./PAGE NO.
N/F NOW OR FORMERLY
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
SF SQUARE FEET
TBM TEMPORARY BENCHMARK
OHU OVERHEAD UTILITIES
S SEWER
EXISTING SEWER
W EXISTING WATER
UGU UNDERGROUND UTILITIES
TREELINE
FREE STANDING SIGN
GUY POLE
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
PROPERTY LINE
UTILITY POLE
WATER SHUT OFF
WETLAND
SEPTIC TANK COVER
LIGHT
TEST PIT
FLOOD LIGHT
NET NEW ENGLAND TELEPHONE
NUMBER OF PROPOSED PARKING SPACES
NHDES NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
PARKING CALCULATION:
TOTAL UNITS: 11
REQUIRED SPACES PER UNIT: 2
11 UNITS x 2 SPACES/UNIT= 22 SPACES TOTAL
REQUIRED SPACES: 22
PROVIDED SPACES: 24
MARSH ROAD (PUBLIC RIGHT OF WAY)
OCEAN BOULEVARD (PUBLIC RIGHT OF WAY)
U.S. ROUTE 1-A (PUBLIC RIGHT OF WAY)
ALAN COURT
EDGE OF PAVEMENT
EDGE OF WETLANDS (SEE NOTE #7)
PROPOSED DUMPSTER LOCATION
1 PROPOSED NEW SPACE
3 PROPOSED NEW SPACES
APPROXIMATE LOCATION OF WATER LINE
APPROXIMATE END OF WATER MAIN
APPROXIMATE LOCATION OF WATER MAIN
EXISTING LEACH AREA SEE NOTE 8
SYSTEM 1 EXISTING LEACH AREA SEE NOTE 8
SYSTEM 2 EXISTING LEACH AREA SEE NOTE 8
EXISTING BUILDING
EXISTING DRY WELL (TYP.)
EXISTING STOCKADE FENCE
SNOW STORAGE
UNDERGROUND IRRIGATION CONTROL
WALLIS SANDS PLACE
BRIDGE
MAILBOX
GRANITE HEADWALL
RIP RAP
PLANTER
NITRATE SETBACK
FOUND 5" DIAMETER CONCRETE BOUND WITH DRILL HOLE (FLUSH) 05/10/09
FOUND 1" IRON PIPE (FLUSH) 05/10/09
FOUND 1" IRON PIPE (0.7' HIGH)
FOUND 1" IRON PIPE (0.7' BELOW GRADE) 05/10/09
FOUND 5" DIAMETER CONCRETE BOUND WITH DRILL HOLE (FLUSH) 05/10/09
TBM SET MAGNETIC NAIL IN GUARDRAIL ELEV.=13.57 NGVD 1929
TP#1 TEST PIT #1
TP#2 TEST PIT #2
TP#3 TEST PIT #3
TP#4 TEST PIT #4
TP#5 TEST PIT #5
TP#6 TEST PIT #6
TP#7 TEST PIT #7
TP#8 TEST PIT #8
TP#9 TEST PIT #9
TP#10 TEST PIT #10
TP#11 TEST PIT #11
15/118 N/F GEORGE SAWAMA, TRUSTEE 150 PELHAM POINT ROAD APARTMENT 40 GILFORD, NH 03249 RCRD BK.#3716 PG.1947
15/119 N/F STATE OF NEW HAMPSHIRE WALLIS SANDS STATE BEACH PO BOX 1856 CONCORD, NH 03302
15/120 N/F STATE OF NEW HAMPSHIRE P.O. BOX 604 RYE BEACH, NH 03871
15/121 N/F STATE OF NEW HAMPSHIRE P.O. BOX 604 RYE BEACH, NH 03871
15/122 N/F STATE OF NEW HAMPSHIRE P.O. BOX 604 RYE BEACH, NH 03871
203/4 N/F DAVID T. & JOAN E. PARISE 1 ALAN COURT RYE, NH 03870 RCRD BK.#4476 PG.#6
203/5 N/F JOEL LEE & FRANCIS V. CRANDALL 841 SOUTH 1ST STREET ARLINGTON, VA 22204 RCRD BK.#3580 PG.#304
203/12 N/F OCEAN SANDS CONDOMINIUMS OCEAN BOULEVARD RYE, NH 03870 RCRD BK.#1745 PG.#88
APPROXIMATE FLOOD ZONE AE (EL.9)
APPROXIMATE FLOOD ZONE X-0.2% ANNUAL CHANCE FLOOD
APPROXIMATE FLOOD ZONE X-OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD
MAGNETIC SEPTEMBER 2003

NOTES:

1. THE PARCEL IS LOCATED IN THE BUSINESS ZONE.
2. THE PARCEL IS AS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 20.2 AS LOT 1.
3. THE PARCEL IS LOCATED IN FLOOD ZONES X & AE (EL.9) AS SHOWN ON "FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0228E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
   ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,
   ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD
   ZONE AE: AREAS OF SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS.
4. OWNER OF RECORD: 228 MAPLE STREET, LLC
   530 CHESTNUT STREET
   MANCHESTER, NH
   RCRD BK.#4084 PG.#2385
   DECLARANT: WALLIS SANDS PLACE CONDOMINIUMS, LLC
5. ZONING REQUIREMENTS:

	SINGLE-FAMILY	TWO-FAMILY
MINIMUM LOT SIZE:	44,000 SF	88,000 SF
MINIMUM FRONTAGE:	150'	150'
MINIMUM SETBACKS:		
FRONT YARD:	30'	30'
SIDE YARD:	20'	20'
REAR YARD:	30'	30'
MINIMUM DEPTH:	150'	150'

6. TOTAL PARCEL AREA: 56,306 S.F.
   1.29 ACRES
   TOTAL SUBMITTED AREA: 56,306 S.F.
   1.29 ACRES
   TOTAL COMMON AREA: 56,306 S.F.
   1.29 ACRES
7. WETLAND DELINEATION WAS DONE BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MILLETTE, SPRAGUE & COLWELL, INC.
8. NHDES SUBSURFACE DISPOSAL SYSTEM
   -APPROVAL #CA2003056950 (SYSTEM #1)
   -APPROVAL #CA2003056712 (SYSTEM #2)
   NO ALTERNATE LEACH FIELD AREA EXISTS ON THIS SITE. IN THE EVENT OF FAILURE, EACH SYSTEM SHALL BE REBUILT "IN PLACE-IN KIND" AS ALLOWED BY NHDES.
9. SEE ROCKINGHAM COUNTY SUPERIOR COURT 91-E-00061; RJ2, PARTNERSHIP et al VS. TOWN OF RYE.
10. VERTICAL DATUM IS RYE GPS 397-0360, NGVD 1929.
11. EACH PORCH IS PART OF THE UNIT TO WHICH IT IS ATTACHED.
12. UNITS 2,3,5,7,11 HAVE LIGHTS ATTACHED TO THE BUILDINGS.
13. ALL UNITS ARE 1 STORY EXCEPT FOR UNIT #7. UNIT #7 HAS 1 1/2 STORIES.
14. RYE BOARD OF ADJUSTMENT ON OCTOBER 5, 2005 APPROVED A SPECIAL EXCEPTION, PURSUANT TO ARTICLE V, SECTION 503, TO PERMIT THE CONVERSION OF EXISTING SEASONAL RENTAL UNITS AND ONE EXISTING YEAR ROUND DWELLING INTO CONDOMINIUM UNITS.

PLAN REFERENCES:

1. "SITE PLAN WALLIS SANDS PLACE PREPARED FOR RJ 2 PARTNERS" BY STORCH ASSOCIATES DATED APRIL 3, 1987.
2. "TOPOGRAPHY RICHARD CADY RYE, N.H." BY MCKENNA ASSOCIATES DATED MAY 12 1971.
3. "SITE PLAN OF OCEAN SANDS A CONDOMINIUM, OCEAN BOULEVARD RYE, NEW HAMPSHIRE" BY R.G. MOYNIHAN DATED 11-20-90.
4. "SITE PLAN OCEAN SANDS II CONDOMINIUM, OCEAN BOULEVARD RYE, NEW HAMPSHIRE" BY TERRA SCAN DATED MAY 15, 1989, WITH LATEST REVISION 9-12-89 RCRD PLAN REFERENCE #5-2013.3.
5. "PLAN OF LOTS FAIR HILL ESTATES RYE BEACH, N.H." BY JOHN W. DURGIN DATED JUNE 1921.

REV. 10	REVISE PER PLANNING BOARD STIPULATIONS OF APPROVAL	04/21/08
REV. 9	REVISE PER SETTLEMENT STIPULATION	04/02/08
REV. 8	UPDATE TOPOGRAPHY AND EXISTING FEATURES	11/16/07
REV. 7	ADD NITRATE SETBACKS	11/17/05
REV. 6	REVISE NOTES	11/02/05
REV. 5	NO REVISIONS THIS SHEET	03/31/04
REV. 4	NO REVISIONS THIS SHEET	03/08/04
REV. 3	NO REVISIONS THIS SHEET	02/12/04
REV. 2	REVISE PER TECHNICAL REVIEW COMMITTEE COMMENTS	12/5/03
REV. 1	REVISE PER ATTORNEY REVIEW	11/14/03

FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO RSA 356-B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20(I) AND THAT ALL UNITS SHOWN ARE EXISTING."
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."
A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

STATE OF NEW HAMPSHIRE NO. 844 COREY COLWELL LICENSED LAND SURVEYOR
Corey Colwell
6-25-08
LICENSED LAND SURVEYOR DATE

TOWN OF RYE PLANNING BOARD

CHAIRPERSON DATE 7/1/08

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

CONDOMINIUM SITE PLAN
FOR
WALLIS SANDS PLACE CONDOMINIUMS
1035 OCEAN BOULEVARD
COUNTY OF ROCKINGHAM
RYE, NH

30 0 10 30 40 80
(IN FEET)

SCALE: 1" = 20' DATE: SEPTEMBER 29, 2003

JOHN HART MANSION, 403 - THE HILL, P.O. BOX 427, PORTSMOUTH, N.H. (603)431-2222
http://www.mscenginc.com

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SHEET 1 OF 2 #03137

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Sheet 1 of 2

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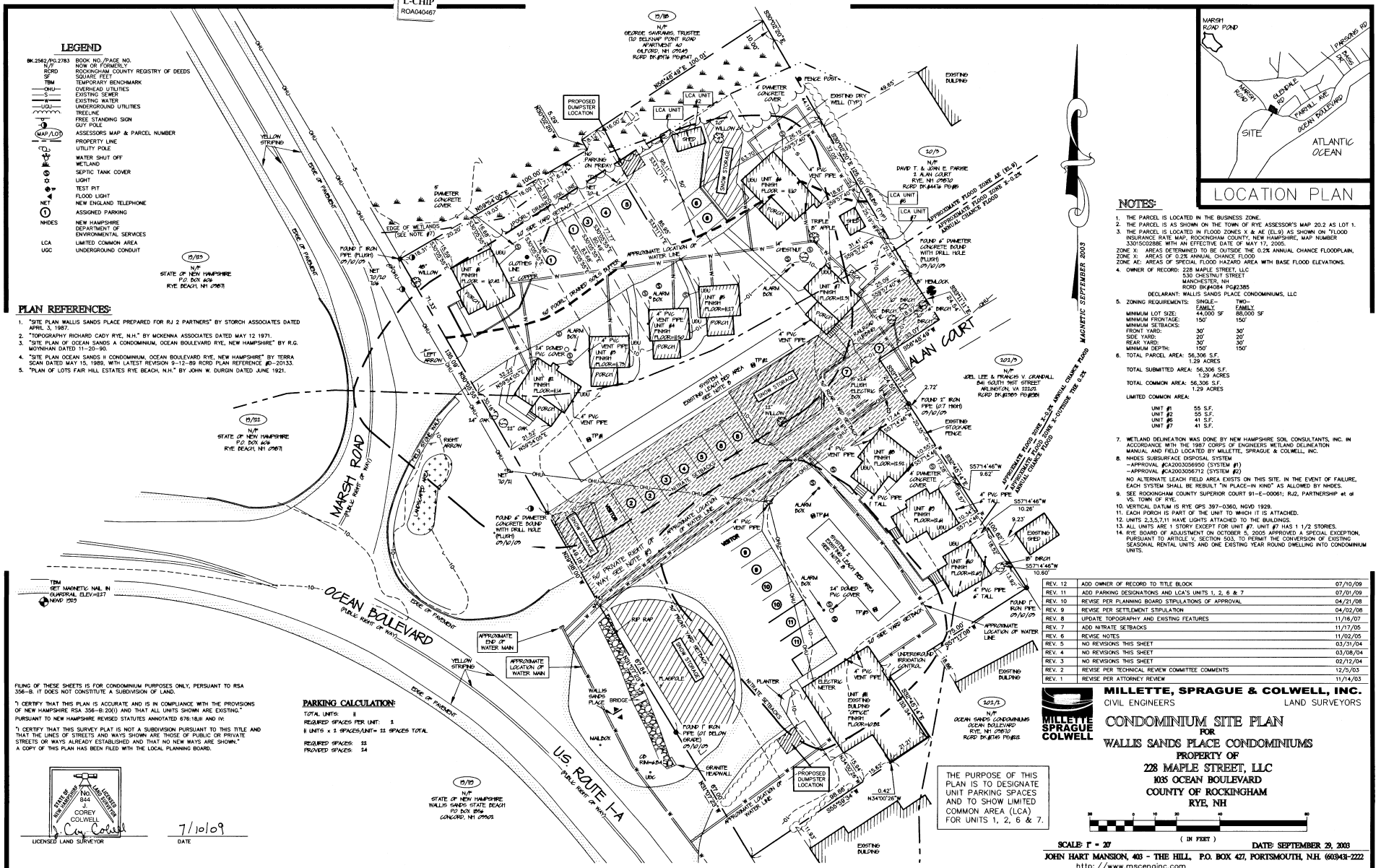
LEGEND
BK.2562/PG.2783 BOOK NO./PAGE NO.
N/F NOW OR FORMERLY
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
SF SQUARE FEET
TBM TEMPORARY BENCHMARK
OHU OVERHEAD UTILITIES
S SEWER
W EXISTING WATER
UGU UNDERGROUND UTILITIES
TREELINE
FREE STANDING SIGN
GUY POLE
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
PROPERTY LINE
UTILITY POLE
WATER SHUT OFF
WETLAND
SEPTIC TANK COVER
LIGHT
TEST PIT
FLOOD LIGHT
NET NEW ENGLAND TELEPHONE
ASSIGNED PARKING
NHDES NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
LCA LIMITED COMMON AREA
UGC UNDERGROUND CONDUIT
PLAN REFERENCES:
1. "SITE PLAN WALLIS SANDS PLACE PREPARED FOR RJ 2 PARTNERS" BY STORCH ASSOCIATES DATED APRIL 3, 1987.
2. "TOPOGRAPHY RICHARD CADY RYE, N.H." BY MCKENNA ASSOCIATES DATED MAY 12 1971.
3. "SITE PLAN OF OCEAN SANDS A CONDOMINIUM, OCEAN BOULEVARD RYE, NEW HAMPSHIRE" BY R.G. MOYNIHAN DATED 11-20-90.
4. "SITE PLAN OCEAN SANDS II CONDOMINIUM, OCEAN BOULEVARD RYE, NEW HAMPSHIRE" BY TERRA SCAN DATED MAY 15, 1989, WITH LATEST REVISION 9-12-89 RCRD PLAN REFERENCE #D-20133.
5. "PLAN OF LOTS FAIR HILL ESTATES RYE BEACH, N.H." BY JOHN W. DURGIN DATED JUNE 1921.
MARSH ROAD
OCEAN BOULEVARD
ALAN COURT
U.S. ROUTE 1-A
WALLIS SANDS PLACE BRIDGE
PROPOSED DUMPSTER LOCATION
LCA UNIT #1
LCA UNIT #2
LCA UNIT #6
LCA UNIT #7
EXISTING DRY WELL (TYP.)
EXISTING BUILDING
EXISTING STORAGE FENCE
SNOW STORAGE
PLANTER
NITRATE SETBACKS
APPROXIMATE LOCATION OF WATER LINE
APPROXIMATE FLOOD ZONE AE (EL 9) APPROXIMATE FLOOD ZONE X-0.2% ANNUAL CHANCE FLOOD
APPROXIMATE FLOOD ZONE X-0.2% ANNUAL CHANCE FLOOD / OUTSIDE THE 0.2%
MAGNETIC SEPTEMBER 2003
TBM SET MAGNETIC NAIL IN GUARDRAIL ELEV.=11.27 NGVD 1929
N/F STATE OF NEW HAMPSHIRE P.O. BOX 808 RYE BEACH, NH 03871
N/F STATE OF NEW HAMPSHIRE WALLIS SANDS STATE BEACH PO BOX 1856 CONCORD, NH 03302
N/F GEORGE SAKOMAKIS, TRUSTEE 110 DELNAP POINT ROAD APARTMENT 407 GILFORD, NH 03249 RCRD BK.4514 PG.0341
N/F DAVID T. & JOAN E. PARISE 2 ALAN COURT RYE, NH 03870 RCRD BK.4447 PG.0186
N/F JOEL LEE & FRANCES V. CRANDALL 541 SOUTH 21ST STREET ARLINGTON, VA 22202 RCRD BK.2365 PG.0284
N/F OCEAN SANDS CONDOMINIUMS OCEAN BOULEVARD RYE, NH 03870 RCRD BK.1745 PG.0111
PARKING CALCULATION:
TOTAL UNITS: 11
REQUIRED SPACES PER UNIT: 2
11 UNITS x 2 SPACES/UNIT= 22 SPACES TOTAL
REQUIRED SPACES: 22
PROVIDED SPACES: 24
THE PURPOSE OF THIS PLAN IS TO DESIGNATE UNIT PARKING SPACES AND TO SHOW LIMITED COMMON AREA (LCA) FOR UNITS 1, 2, 6 & 7.

LOCATION PLAN

NOTES:
1. THE PARCEL IS LOCATED IN THE BUSINESS ZONE.
2. THE PARCEL IS AS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 20.2 AS LOT 1.
3. THE PARCEL IS LOCATED IN FLOOD ZONES X & AE (EL-9) AS SHOWN ON "FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0228E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD
ZONE AE: AREAS OF SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS.
4. OWNER OF RECORD: 228 MAPLE STREET, LLC
530 CHESTNUT STREET
MANCHESTER, NH
RCRD BK.4084 PG.2385
DECLARANT: WALLIS SANDS PLACE CONDOMINIUMS, LLC
5. ZONING REQUIREMENTS:

	SINGLE-FAMILY	TWO-FAMILY
MINIMUM LOT SIZE:	44,000 SF	88,000 SF
MINIMUM FRONTAGE:	150'	150'
MINIMUM SETBACKS:		
FRONT YARD:	30'	30'
SIDE YARD:	20'	20'
REAR YARD:	30'	30'
MINIMUM DEPTH:	150'	150'

6. TOTAL PARCEL AREA: 56,306 S.F.
1.29 ACRES
TOTAL SUBMITTED AREA: 56,306 S.F.
1.29 ACRES
TOTAL COMMON AREA: 56,306 S.F.
1.29 ACRES
LIMITED COMMON AREA:
UNIT #1 55 S.F.
UNIT #2 55 S.F.
UNIT #6 41 S.F.
UNIT #7 41 S.F.
7. WETLAND DELINEATION WAS DONE BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MILLETTE, SPRAGUE & COLWELL, INC.
8. NHDES SUBSURFACE DISPOSAL SYSTEM
--APPROVAL #CA2003056950 (SYSTEM #1)
--APPROVAL #CA2003056712 (SYSTEM #2)
NO ALTERNATE LEACH FIELD AREA EXISTS ON THIS SITE. IN THE EVENT OF FAILURE, EACH SYSTEM SHALL BE REBUILT "IN PLACE-IN KIND" AS ALLOWED BY NHDES.
9. SEE ROCKINGHAM COUNTY SUPERIOR COURT 91-E-00061; RJ2, PARTNERSHIP et al VS. TOWN OF RYE.
10. VERTICAL DATUM IS RYE GPS 397-0360, NGVD 1929.
11. EACH PORCH IS PART OF THE UNIT TO WHICH IT IS ATTACHED.
12. UNITS 2,3,5,7,11 HAVE LIGHTS ATTACHED TO THE BUILDINGS.
13. ALL UNITS ARE 1 STORY EXCEPT FOR UNIT #7. UNIT #7 HAS 1 1/2 STORIES.
14. RYE BOARD OF ADJUSTMENT ON OCTOBER 5, 2005 APPROVED A SPECIAL EXCEPTION, PURSUANT TO ARTICLE V, SECTION 503, TO PERMIT THE CONVERSION OF EXISTING SEASONAL RENTAL UNITS AND ONE EXISTING YEAR ROUND DWELLING INTO CONDOMINIUM UNITS.

REV. 12	ADD OWNER OF RECORD TO TITLE BLOCK	07/10/09
REV. 11	ADD PARKING DESIGNATIONS AND LCA'S UNITS 1, 2, 6 & 7	07/01/09
REV. 10	REVISE PER PLANNING BOARD STIPULATIONS OF APPROVAL	04/23/08
REV. 9	REVISE PER SETTLEMENT STIPULATION	04/02/08
REV. 8	UPDATE TOPOGRAPHY AND EXISTING FEATURES	11/16/07
REV. 7	ADD NITRATE SETBACKS	11/17/05
REV. 6	REVISE NOTES	11/02/05
REV. 5	NO REVISIONS THIS SHEET	03/31/04
REV. 4	NO REVISIONS THIS SHEET	03/08/04
REV. 3	NO REVISIONS THIS SHEET	02/12/04
REV. 2	REVISE PER TECHNICAL REVIEW COMMITTEE COMMENTS	12/5/03
REV. 1	REVISE PER ATTORNEY REVIEW	11/14/03

FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PERSUANT TO RSA 356-B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20(I) AND THAT ALL UNITS SHOWN ARE EXISTING."
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."
A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

STATE OF NEW HAMPSHIRE — NO. 844 — COREY COLWELL — LAND SURVEYOR
LICENSED LAND SURVEYOR

7/10/09
DATE

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

CONDOMINIUM SITE PLAN
FOR
WALLIS SANDS PLACE CONDOMINIUMS
PROPERTY OF
228 MAPLE STREET, LLC
1035 OCEAN BOULEVARD
COUNTY OF ROCKINGHAM
RYE, NH

SCALE: 1" = 20' DATE: SEPTEMBER 29, 2003

JOHN HART MANSION, 403 - THE HILL, P.O. BOX 427, PORTSMOUTH, N.H. (603)431-2222
http://www.mscenginc.com

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D-35978 Sheet 1 of 2

SHEET 1 OF 2 #03137

0013-0035

Land and buildings on Wentworth Road, adjoining land of Frank P. Odiorne and others and occupied by Frank A. Odiorne To Wit: State, County, School, Highway, Town and Precinct Taxes amounting to Seventy seven Dollars and seventy eight Cents and incidental charges, 1.71 will be sold by public auction at the Selectmen's Office, in the Town Hall, in said Rye on the First day of February - 1941, at eleven o'clock in the forenoon to pay said taxes and incidental charges, unless said taxes and charges are paid prior to said sale.

Irving Jenness
Collector of Taxes.

Rye, N.H., January 3rd. 1941.

I, Irving Jenness of Rye, in said County, the duly elected and qualified Collector of Taxes for the Town of Rye aforesaid for the year 1940, on oath depose and say that on the Third day of January - 1941, I posted notices of which the foregoing is a true and exact copy at the West Rye Post Office and the Post Office at Rye Centre, the same being two public places in said Town ofRye and that on the same day I sent a like notice by registered mail, with postage thereon prepaid, addressed to the said Frank A. Odiorne at Portsmouth, N.H. R.F.D. #2 said address being the last known address of the owner of the real estate described in said notice, and said Frank A. Odiorne being the person against whom the tax specified in said notice is assessed in the Tax Warrant of said Town for the year 1940, committed to me by the Selectmen of said Town.

Dated this Third day of January - 1941.

Irving Jenness
Collector of Taxes.

Then personally appeared the above named Irving Jenness and subscribed the foregoing affidavit and made solemn oath to the truth of all facts stated herein, Before me:

Newell P. Marden
Justice of the Peace.

Dated this Third day of January - 1941.

Received and Recorded January 9, 3:45 P.M., 1941. John A. Green Register

---

Tax Adv.
Town of Rye
M.O'Donoghue

STATE OF NEW HAMPSHIRE ROCKINGHAM,SS

Town of Rye.

Notice of Sale Tax.

In accordance with the provisions of Chapter 66 of the Public Laws of New Hampshire, notice is hereby given to all persons interested therein, that so much of the real estate taxed to Mary O'Donoghue as will pay taxes assessed by the said Town of Rye against Mary O'Donoghue in said Town of Rye for the year 1940, viz:

Lots #395-396-397 on Plan of Fair Hill Estates, joining land of --- and others and Unoccupied To Wit: State,County, School, Highway, Town and Precinct Taxes amounting to 1.71 Twenty eight Dollars and fifty six Cents and incidental charges, will be sold by public auction at the Selectmen's Office, in the Town Hall, in said Rye on the First day of February - 1941, at eleven o'clock in the forenoon to pay said taxes and incidental charges, unless said taxes and charges are paid prior to said sale.

Irving Jenness
Collector of Taxes.

Rye, N.H., January 3rd. - 1941.

I, Irving Jenness of Rye, in said County, the duly elected and qualified Collector of Taxes for the Town of Rye aforesaid for the year 1940, on oath depose and say that on the Third day of January - 1941, I posted notices of which the foregoing is a true and exact copy at the West Rye Post Office and the Post Office atRye Centre, the same being two public places in said Town of Rye and that on the same day I sent a like notice by registered

00136-0056

Interest on Taxes	.12
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$ 9.97

O'Donoghue The following described real estate taxed to Mary V. O'Donoghue described in the tax warrant committed to me as follows: Lots #395-396-397 on Plan of Fair Hill Estates Road adjoining land of Dominicco Butriccio and others and unoccupied Taxes amounting to Twenty eight Dollars and fifty six Cents assessed against Mary V. O'Donoghue was then and there sold by me by auction to The Town of Rye for the sum of Twenty eight & 56/100 Dollars and incidental charges, there being no bidder for a smaller portion or amount that the whole of the said described real estate, the total amount paid or to be paid by the said Town of Rye for said taxes and incidental charges being as follows:

Amount of Taxes	$28.56
Interest on Taxes	.48
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$31.75

Oeser

3. / 133
134

The following described real estate taxed to Richard H. Oeser described in the tax warrant committed to me as follows: Land and buildings State Boulevard Road adjoining land of John L. Berry and Marion Goss and others and occupied by Richard H. Oeser Taxes amounting to One hundred sixty seven Dollars and twelve Cents assessed against Richard H. Oeser was then and there sold by me by auction to The Town of Rye for the sum of One Hundred sixty seven & 12/100 Dollars and incidental charges, there being no bidder for a smaller portion or amount that the whole of the said described real estate, the total amount paid or to be paid by the said Town of Rye for said taxes and incidental charges being as follows:

Amount of Taxes	$167.12
Interest on Taxes	2.79
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$172.61

W.S.Peek The following described real estate taxed to Estate of Walter S. Peek described in the tax warrant committed to me as follows: Land and buildings on Washington Road, West Rye adjoining land of Wilmot M. Smart and Benj. F. Peek and others and occupied ------ Taxes amounting to One hundred two --- Dollars and thirty four --- Cents assessed against Estate of Walter S. Peek was then and there sold by me by auction to The Town of Rye for the sum of One hundred two & 34/100 Dollars and incidental charges, there being no bidder for a smaller portion or amount that the whole of the said described real estate, the total amount paid or to be paid by the said Town of Rye for said taxes and incidental charges being as follows:

Amount of Taxes	$102.34
Interest on Taxes	2.23
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$138.96

Rye, N.H. January 5th. 1942.

I, Irving Jenness of Rye, in said County, the duly elected and qualified Collector of Taxes for the Town of Rye aforesaid for the year 1941, on oath depose and say that on the Fifth day of January 1942, I posted notices of which the foregoing is a true and exact copy at the West Rye Post Office and the Post Office at Rye Centre, the same being two public places in said Town of Rye and that on the same day I sent a like notice by registered mail, with postage thereon prepaid, addressed to the said Benjamin F. Orcutt, at Portsmouth, N. H. R.F.D. #2 said address being the last known address of the owner of the real estate described in said notice, and said Benjamin F. Orcutt being the person against whom the tax specified in said notice is assessed in the Tax Warrant of said Town for the year 1941, committed to me by the Selectmen of said Town.

Dated this Fifth day of January 1942.

Irving Jenness,
Collector of Taxes.

Then personally appeared the above named Irving Jenness and subscribed the foregoing affidavit and made solemn oath to the truth of alll facts stated herein.

Before me:

Delwyn E. Philbrick,
Justice of the Peace.

Dated this Fifth day of January 1942.

STATE OF NEW HAMPSHIRE ROCKINGHAM, SS.

Tax Ads.
Town of Rye
1941

TOWN OF RYE.

NOTICE OF SALE TAX.

In accordance with the provisions of Chapter 66 of the Public Laws of New Hampshire, notice is hereby given to all persons interested therein, that so much of the real estate taxed to Mary V. O'Donoghue as will pay taxes assessed by the said Town of Rye against Mary V. O'Donoghue in said Town of Rye for the year 1941, viz:

O'Donoghue

Land Lots # 395-396-397 on plan of Fair Hill Estates --- adjoining land of Harriett Robbins and others and unoccupied

To Wit: State, County, School, Highway, Town and Precinct Taxes amounting to -----Twenty eight ------Dollars and ------fifty six------Cents and incidental charges 1.71, will be sold by public auction at the Selectmen's Office, in the Town Hall, in said Rye on the Third day of February,, 1942, at eleven o'clock in the forenoon to pay said taxes and incidental charges, unless said taxes and charges are paid prior to said sale.

Irving Jenness,
Collector of Taxes.

Rye, N.H. January 5th 1942.

I, Irving Jenness of Rye, in said County, the duly elected and qualified Collector of Taxes for the Town of Rye aforesaid for the year 1941, on oath depose and say that on the Fifth day of January 1942, I posted notices of which the foregoing is a true and exact copy at the West Rye Post Office and the Post Office at Rye Centre, the same being two public places in said Town of Rye and that on the same day I sent a like notice by registered mail, with postage thereon prepaid, addressed to the said Mary V. O'Donoghue at #40 - Trowbridge Street, Arlington, Mass. said address being the last known address of the owner of the real estate described in said notice, and said Mary V. O'Donoghue being the person against whom the tax specified in said notice is assessed in the Tax Warrant of said Town for the year 1941, committed to me by the Selectmen of said Town.

Irving Jenness,
Collector of Taxes.

0013-0342 TAX BK # 13

being as follows:

Amount of Taxes	4.28
Interest on Taxes	.08
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$ 7.07

cKinnon
B.14-P.24

The following described real estate taxed to Mary K. McKinnon described in the tax warrant committed to me as follows: Land and buildings on Ocean Boulevard Road adjoining land of Heirs of Fanny Botsford, Estate of Bertha Sugden and unoccupied.

Taxes amounting to Ninety five------Dollars and twenty------Cents assessed against Mary K. McKinnon was then and there sold by me by auction to The Town of Rye for the sum of Ninety five and 20/100 Dollars and incidental charges 1.71, there being no bidder for a smaller portion or amount that the whole of the said described real estate, the total amount paid or to be paid by the said Town of Rye for said Taxes and incidental charges being as follows:

Amount of Taxes	95.20
Interest on Taxes	1.59
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$ 99.50

eser
B.13-P.378
B.15-P.315

The following described real estate taxed to Richard Oeser described in the tax warrant committed to me as follows: Land and buildings on Locke Road adjoining land of Marion C. Goss, John L. Berry and others and occupied by Richard Oeser

Taxes amounting to One Hundred sixty two dollars and ------no----Cents assessed against Richard Oeser was then and there sold by me by auction to The Town of Rye for the sum of One hundred sixty two Dollars and incidental charges 1.71, therebeing no bidder for a smaller portion or amount that the whole of the said described real estate, the total amount paid or to be paid by the said Town of Rye for said Taxes and incidental charges being as follows:

Amount of Taxes	162.00
Interest on Taxes	2.70
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$ 167.41

'Donoghue

The following described real estate taxed to Mary V. O'Donoghue described in the tax warrant committed to me as follows Lots #395-396-397 on plan of Fair Hill Estates, adjoining land of Harriett Robbins and aothers and unoccupied.

Taxes amounting to ------Twenty eight------Dollars and fifty six-------Cents assessed against Mary V. O'Donoghue was then and there sold by me by auction to The Town of Rye for the sum of Twenty eight and 56/100 Dollars and incidental charges 1.71, there being no bidder for a smaller portion or amount that the whole of the said described real estate the total amount paid or to be paid by the said Town of Rye for said taxes and incidental charges being as follows:

Amount of Taxes	28.56
Interest on Taxes	.48
Notices	1.00
Paid Register of Deeds for recording notices and affidavit	.25
Postage	.21
Making Sale	1.00
Paid Register of Deeds for recording report of sale	.25
	$ 31.75

inted from Internet by Acct #: s58 on 11/24/2009

Book 0842 Page 0250

Know all Men by these Presents,

THAT I, Edwin H. Robbins of Springfield, Hampden County, Commonwealth of Massachusetts

Robbins to O'Donoghue

for and in consideration of the sum of one dollar and other vaulable considerations to me in hand, before the delivery hereof well and truly paid by Mary V. O'Donoghue who resides at 72 Piggott Road, Medford, Massachusetts

del. to E.M.O'Donoghue by mail

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Mary V. ODonoghue and her heirs and assigns forever,

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the northerly line of street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant easterly one hundred feet from the southeasterly corner of Lot 117 on said plan and running thence northerly parallel with the easterly line of Lots 117 and 118 on said plan a distance of one hundred twenty-five (125) feet; thence easterly parallel with the line of said street, fifty (50) feet; thence southerly parallel with the easterly line of said lots 117 and 118 one hundred twenty-five (125) feet to the northerly line of said street; thence westerly along the line of said street, fifty (50) feet to the place of beginning.

Being part of the premises conveyed to me by Lewis H. Parsons et al. by deed dated April 28th 1921 and recorded in the said Rockingham County Registry of Deeds in Book 754, Page 242.

Subject to the following restrictions which terminate January 1st, 1930; that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all out-buildings shall be clap-boarded and painted or shall be constructed of concrete; that said lot shall not be resold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Mary V. O'Donoghue and her heirs and assigns, to and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Mary V. O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Mary V. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins relinquish before in consideration aforesaid, do hereby ~~release~~ my right of dower in the ~~said~~ mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hand* and *seal*, *this* thirty-first *day of* January *in the year of our Lord* 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins

Her attorney in Fact

STATE OF ~~New Hampshire~~ Massachusetts Hampden, ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Mabel E. Wing Notary Public. (N.P.Seal)

My commission expires Dec. 23rd, 1932.

Received and recorded Nov. 20th, 9:55 A.M. 19 29. John W. A. Green Register.

nternet by Acct #: s58 on 11/24/2009

Know all Men by these Presents,

THAT I, Edwin H. Robbins, of Springfield, Hampden County, Commonwealth of Massachusetts

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Clara T. O'Donoghue who resides at 72 Piggott Road., Medford, Massachusetts

Robbins to O'Donoghue

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Clara T. O'Donoghue and her heirs and assigns forever,

del. to E.M. O'donoghue by mail

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the northerly line of the street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant one hundred fifty feet easterly from the southeasterly corner of Lot 117 on said plan, thence northerly parallel with the easterly line of Lots 117 and 118 on said plan, one hundred twenty-five (125) feet; thence easterly parallel with the line of said street, fifty (50) feet; thence southerly, one hundred twenty-five (125) feet, to a point on the northerly line of said street distant two hundred feet easterly from the southeasterly corner of said Lot 117; thence westerly along the line of said street, fifty (50) feet, to the place of beginning.

Being a part of the premises conveyed to me by Lewis H. Parsons et al, by deed dated April 28th 1921 and recorded in the said Rockingham County Registry of deeds in Book 754, page 242.

Subject to the following restrictions which terminate January 1st, 1930; that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all outbuildings shall be clap-boarded and painted or shall be constructed of concrete; that said lot shall not be sold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Clara T. O'Donoghue and her heirs and assigns, to them and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Clara T. O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Clara T. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins relinquish in consideration aforesaid, do hereby ~~release~~ my right of dower in the ~~above~~ before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we *have hereunto set* our *hands and seals*, *this* thirty-first *day of* January *in the year of our Lord* ~~one thousand nine hundred and~~ 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins
her attorney in fack

STATE OF ~~New Hampshire~~ Massachusetts Hampden ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME, (N.P.Seal)

Mabel E. Wing Notary Public ~~Justice of the Peace~~.

My commission expires Dec. 23rd, 1932.

Received and recorded Nov. 20th, 9:55 A.M. 1929. John M. A. Green Register.

nternet by Acct #: s58 on 11/24/2009

Book 0842 Page 0248

Know all Men by these Presents,

THAT I, Edwin H. Robbins of Springfield, Hampden County, Commonwealth of Massachusetts

Robbins to O'Donoghue

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Ellen M. O'Donoghue who resides at 72 Piggott Road, Medford, Massachusetts

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ellen M. O'Donoghue and her heirs and assigns forever,

del. to grantee by mail

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows;

Beginning at a point on the northerly line of the street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant easterly two hundred feet from the southeasterly corner of Lot 117 as shown on said plan, thence northerly parallel with the easterly line of said Lots 117 and 118 on said plan, one hundred twenty-five (125) feet; thence easterly fifty (50) feet to a point one hundred twenty-five (125) feet distant northerly from the northerly line of said street; thence southerly one hundred twentyfive (125) feet to the northerly line of said street at a point distant easterly fifty feet from the place of beginning; thence westerly along the northerly line of said street, fifty (50) feet to the place of beginning.

Being a part of the premises conveyed to me by Lewis H. Parsons et al. by deed dated April 28th, 1921 and recorded in the said Rockingham County Registry of Deeds in Book 754, Page 242.

Subject to the following restrictions which terminate January 1st 1930;that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all out-buildings shall be clap-boarded and painted or shall be constructed of concrete that said lot shall not be resold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Ellen M. O'Donoghue and her heirs and assigns, to them and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Ellen M O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Ellen M. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins in consideration aforesaid, do hereby relinquish before my right of dower in the ~~same~~ mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness wherof we *have hereunto set* our *hand*s *and seal*s, *this* thirty-first *day of* January *in the year of our Lord* 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins
her attorney in fact

STATE OF ~~NEW HAMPSHIRE, ROCKINGHAM~~ Massachusetts Hampden, ss. January 31st A. D. 19 29.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME, John McKean, Notary Public (N.P. Seal) ~~Justice of the Peace~~

My commission expires April 9th, 1931.

Received and recorded Nov. 20th, 9:55 A.M. 1929. John M. Keane Register.

m Internet by Acct #: S58 on 10/20/2009

05892

Mar 18 1 51 PM '70

2015 236 Know all Men by these Presents:

THAT we, Russell L. Davis and Dorothy E. Davis, both of Rye, in the County of Rockingham and State of New Hampshire, for consideration paid, grant to Richard F. Cady and Elizabeth V. Cady, both of Rye aforesaid,

with warranty covenants to the said Richard F. Cady and Elizabeth V. Cady, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns.

A certain parcel of land, situate in Rye, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Southerly corner of the grantedpremises on the Northwesterly side of Alan Court at other land of the grantees, thence running Northeasterly by Alan Court eighty (80) feet, more or less, to an angle; thence turning and running North-Northeasterly by Alan Court one hundred ninety (190) feet, more or less, to a corner at other land of the grantors marked "street" on said plan; thence turning and running Westerly by said premises marked "street" one hundred sixty (160) feet, more or less, to an angle; thence turning and running Southerly by land of the grantors one hundred thirty-five (135) feet, more or less, to the Northerly corner of land of the grantees; thence turning and running Southeasterly by land of the grantees one hundred thirty-five (135) feet to the point of beginning.

Being part of the premises conveyed to me by deed of Hattie E. Robbins, dated July 28, 1949 and recorded in Rockingham Registry of Deeds, Lib. 1137, Page 179.

Subject to the taxes of the Town of Rye for the year 1970.

Reference is made to a Plan of Fair Hill Estates, recorded in Rockingham Registry of Deeds and drawn by John W. Durgin, C. E.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
MAY 18 '70
$01.50
P.B. 10655

And we, Russell L. Davis and/ Dorothy E. Davis, husband and wife, of said grantor,s release to said grantee all rights of (dower and homestead and other interests therein. (curtesy

Witness our hands and seal s this 7th day of May , 19 70.

WITNESS:

M. Thelma Crowell

Russell L Davis

Dorothy E Davis

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham

On this the 7th day of May , 19 70, before me, M. Thelma Crowell, the undersigned officer, personally appeared Russell L. Davis and Dorothy E. Davis,

known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

M. Thelma Crowell
Justice of the Peace

Know all Men by these Presents:

1819 255

MAY 11 11 02 AM '66 6235

THAT I, Russell L. Davis of Ocean Boulevard, in Rye, in the County

of Rockingham and State of New Hampshire,

for consideration paid, grant to Richard F. Cady and M. Elizabeth Cady of Ocean Boulevard in Rye, in the County

of Rockingham and State of New Hampshire,

with warranty covenants to the said Richard F. Cady and M. Elizabeth Cady, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns forever.

A certain lot of land on the Northwesterly side of Alan Court, in Rye, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Southerly corner of the granted premises on the Northwesterly side of Alan Court at other land of said Cadys which point is one hundred (100) feet distant measured along Alan Court from Lot No. 117 on the plan hereinafter referred to; thence running Northeasterly by Alan Court one hundred (100) feet to other land of Davis; thence turning at right angles and running Northwesterly by Davis land one hundred thirty-five (135) feet to a point; thence turning at right angles and running Southwesterly by Davis land two hundred (200) feet to other land of Cady, being the Northerly corner of Lot No. 118, on said plan; thence turning and running Southeasterly by Lot No. 118 ten (10) feet to other land of Cadys; thence turning and running Northeasterly by said Cadys land one hundred (100) feet to a point; thence turning and running Southeasterly by said Cadys land one hundred twenty-five (125) feet to the point of beginning.

Reference is had to a Plan of Fair Hill Estates, Rye Beach, New Hampshire dated June 1921, by John W. Durgin, C. E., duly recorded in Rockingham County Registry of Deeds.

Being part of the premises acquired by me by deed of Hattie E. Robbins, dated July 28, 1949 and recorded in Rockingham Registry of Deeds, Lib. 1137, Page 179.

DOCUMENTARY 55 CENTS 55 DOCUMENTARY 55 CENTS 55

And I, Dorothy E. Davis, (wife ~~husband~~ of said grantor, release to said grantee all rights of (dower and homestead and other interests therein. ~~curtesy~~

Witness our hands and seals this 6th day of May, 1966.

WITNESS:

David Sanderson (to both)

Russell L. Davis

Dorothy E. Davis

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham

On this the 6th day of May, 1966, before me, David Sanderson, the undersigned officer, personally appeared Russell L. Davis and Dorothy E. Davis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

David Sanderson

Justice of the Peace.

1137 179

Know All Men by these Presents,

That I, Hattie E. Robbins of Rye, in the County of Rockingham and State of New Hampshire,

for and in consideration of the sum of - - - - - - One - - - - - - - - - - - - - - - - - - dollars to me in hand before the delivery hereof, well and truly paid by Russell L. Davis of said Rye,

the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said grantee and h is heirs and assigns forever.

All my right, title, claim and interest in and unto any and all real estate of which I may be seized and possessed, situate in the Town of Rye, County of Rockingham and State of New Hampshire. Meaning hereby to convey all that portion of land described in the deed, Lewis H. Parsons et al to Edwin H. Robbins, dated April 28, 1921 and recorded in Rockingham County Registry of Deeds, Book 754, Page 242, saving and excepting all parcels or lots thereof previously conveyed to divers persons by me or by my predecessors in title. Subject, nevertheless to a mortgage from Edwin H. Robbins to Lewis H. Parsons and Mary H. Reilly, dated April 28, 1921 and recorded in Rockingham Registry of Deeds, Book 756, Page 25, which the grantee assumes and agrees to pay. Subject also to any other liens or attachments, rights of way, easements and restrictions of record.

Subject to the taxes of the Town of Rye for the year 1949.

To have and to hold the said premises, with all the privileges and appurtenances thereto belonging to the said grantee and h is heirs and assigns forever. And I do hereby covenant with the said grantee that x I will warrant and defend the said premises to him the said grantee and h is heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me, except as aforementioned.

And, I am a widow.

In witness whereof, I have hereunto set my hand and seal this 28th day of July in the year of our Lord 1949.

Signed, sealed and delivered in presence of

John Mannix — Hattie E. Robbins

State of New Hampshire, Rockingham ss. July 28, A. D. 1949.

Personally appeared the above named Hattie E. Robbins and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

John Mannix Justice of the Peace.

Received and recorded Aug. 8, 9:15 A.M., 1949.

E. H. Robbins (Non-Resident)

	Desc	Value	Taxes
1928	Land + Buildgs	52000	1092.00
1929	Land + Buildings	~~36000~~ 34240	~~712.80~~ 719.04
1930	" "	34240	719.04
1931	" "	34,250	719.25
1932		33,000	702.90
1933	" "	36,000	712.80
1934	" "	15000	342.00
1935	MRS " "	"	"
1936	HARRIET " "	"	387.00
1937	" " "	"	379.50
1938	"	14000	347.20
1939	Land + Bldgs Fairhill Estates	11000	262.90 →

~~Dowd~~ Donoghue, Mary V (NON-RESIDENT)

1929	ϕ OR (O'Donoghue)	ϕ	ϕ	ϕ
1930	~~395, 396, 397 Fair Hill~~	ϕ	~~1200~~ ϕ	~~25.20~~ ϕ
1931	395, 396, 397 FairHill		12,00	25.20
1932	" " " "		1200	25.56
1933	395, 396, 397 lots, Fair Hill		1200	23.76
1934	" " " "		"	"
1935	395 396 397 F.H.		1200	27.36
1936	" "		"	30.96
1937	" "		"	30.36
1938	" " "		"	29.76
1939	" " "		"	28.68
1940	" " "		"	28.56
1941	" " "		"	28.56

1942 can't find her not in O's or D's NON-RESIDENT OR RESIDENT

Know All Men by these Presents,

That I, Russell L. Davis of Rye, in the County of Rockingham and State of New Hampshire,

for and in consideration of the sum of - - - - - - One Dollar - - - - - - - - - - - - - - - to me in hand before the delivery hereof well and truly paid by Richard F. Cady and M. Elizabeth Cady, both of Rye aforesaid,

the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Richard F. Cady and M. Elizabeth Cady, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns forever

A strip of land fifty (50) feet wide and two hundred (200) feet long, situate in Rye, in the County of Rockingham and State of New Hampshire, and being a part of Fair Hill Estates in said Rye, said parcel being marked as a proposed street on a Plan of Fair Hill Estates, by John W. Durgin, C. E., dated June 1921, and recorded in Rockingham Registry of Deeds, Book of Plans 1, Page 284, said street not having been opened, built or used for public travel for more than twenty years from the date hereof, generally and comprehensively bounded and described as follows, viz:

Easterly by the Town Road, so-called; Northerly by Lot No. 117 as shown on said plan, property of these grantees in part and in part by other land formerly of Edwin H. Robbins; Easterly by other land of this grantor; Southerly in part by Lot No. 110, Lot No. 112 and Lot No. 116, all as shown on said Plan hereinabove referred to.

Being part of the premises conveyed to me by deed of Hattie E. Robbins, dated July 28, 1949 and recorded in Rockingham Registry of Deeds.

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to them the said Richard F. Cady and M. Elizabeth Cady, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns, to them and their only proper use and benefit forever. And I the said Russell L. Davis, for myself and my heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Richard F. Cady and M. Elizabeth Cady, the survivor and his or her heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever;

and that I and my heirs, executors and administrators, shall and will WARRANT AND DEFEND the same to the said Richard F. Cady and M. Elizabeth Cady, the survivor and his or her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Dorothy E. Davis, wife of the said Russell L. Davis, in consideration aforesaid, do hereby relinquish all rights as such in the before mentioned premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by the laws of New Hampshire.

In Witness Whereof we have hereunto set our hands and seals this 20th day of December in the year of our Lord 19 54.

Signed, sealed and delivered in the presence of us:

Russell L. Davis

Dorothy E. Davis

State of New Hampshire, Rockingham, ss. December 20, A. D. 19 54.

Personally appeared the above named Russell L. Davis and Dorothy E. Davis, and acknowledged the foregoing instrument to be their voluntary act and deed—Before me:

Justice of the Peace.

Received and recorded Dec. 21, 4 P.M., 1954

983-235
1078-289 ROBBINS 1947 DAVIS
ROBBINS 1941 982-235 DAVIS II
Mortgage 1065-038 1947
1078-28
ROBBINS 1024-271 1944
994-035 Robbins Beane 1941
Robbins Davis 1102-390 1948 903-382
2379-179473 Where is it
1819-025 Dorothy E Davis
1819-026
1530-3 1959
2015-236 1970
1340-155
1164-058
1030-232 1947
1078-289 Robbins 1947
Davis 1947-290 1970 St Louis
Robbins 1937-177 1949
Davis 1947-290 1970
Robbins 1947
Robbins 1943-436 1943
Davis 1947-290 1970
Robbins 1947
Robbins 1947
Robbins 1947

228 Maple St LLC

4084-2385 ↑ 7/11/03

SPB Co INC

3055-2904 ↑ 6/6/94 FORECLOSURE

FDIC

2735-2878 ↑ mortgage 4/18/88

~~Book 33~~

2550-688 ↑ 6/20/85

Roman A Krecklow JR.

2138-097 ↑ 5/11/72

Cady

1223-272 ↑ 8/29/1951

Maude Gertrude Dumaine

822-428 ↑ 10/11/1924 Rec 4/25/1928

Edwin H Robbins

2503
2520
2640

052
2626
2632

Tickets

Edwin gave
Hattie Powers Attorney
7/1/1936
Recorded 4/27/1946
1040-150

L'Donoghue

Preston E & Carol Ann Harvey Bemis

9/24/2004 ↓ 4367-1078

Preston E Bemis Rev. Trust

8/01/2007 ↓ 4828-2825

Christopher Eager
& Carol Ann

0013-0056 (1)
0013-342 (1)
Sandy Whittaker

~~0006-0416~~

Mary 0013 0035 AD Lots 395-396-397 Fair Hill Estates unoccupied

Auction 2/1/41 0013-0035 (C) Lots 395-396-397 sold at auction to town of Rye

0013-265 AD

Auction 2/3/42 0013-0342 (C)

2/1/1941 Auction
Irving Vendess tax collector

1942 AD
Ellen O'Donogue
Cottage & Lot 266 Town LAND -0014-0058

Lots 395-396-397 on a plan of Fair Hill Estates adjoining land of Harriet Robbins and unoccupied

2/3/1942 Auction
Mary V. O Donoghue
40 Trowbridge St
~~Ath~~ Arlington MA
↓
last known 1942 address

check for redemptions

Middlesex County
— Lowell —

need 3 tax sales and collector's deed.

SON, LYONS & BOSEN, P.A.
ORNEYS AT LAW

5 Congress Street
Suite 211
P.O. Box 5070
Portsmouth, NH 03802-5070
Telephone 603-436-7667
Fax 603-433-3020

* Thomas R. Watson
* John E. Lyons, Jr.
** John K. Bosen

* Admitted in NH & ME
** Admitted in NH & MA

May 1, 1995

Joseph G. Mills, Jr.
Office of Selectman
10 Central Road
Rye, NH 03870

RE: **Alan Court**

Dear Joe:

This letter will follow-up on our telephone conversation of about three weeks ago concerning the Alan Court matter. In our discussion, you indicated that you had an opportunity to meet with town counsel, the building inspector and your fellow selectmen concerning the status of this right-of-way. I understood that you were going to have the town follow-up our conversation with a letter confirming the town's position. Inasmuch as I have not heard from you, I am now writing for two reasons.

First, I would like to confirm what I understood the town's position to be with a request that you contact me right away if I am in error. I understand the town position's to be:

1. Alan Court is not a public road or right-of-way, it is a private right-of-way. What may have been a paper street in the distant past, has reverted to the owners on either side to the midline of the former paper street. Since Mr. Banks and his corporation, SPB Company, Inc., own properties on both sides, he, in fact, owns the entire right-of-way.

2. The town believes that there may be an implied easement over the right-of-way for ingress and egress purposes for the benefit of the owners of the back properties.

3. The town, primarily for the benefit of this back property owners, is agreeable to maintaining and plowing the right-of-way in the future as well as fixing the existing hole which has developed in the paved area.

I have spoken with Mr. Banks about this position. As you know, it has been his firm position all along that this right-of-way is not a public street. Thus, I believe we have an agreement on this point. Mr. Banks is unable at this time to agree on the existence or degree of the implied access easement rights of the back owners without further inquiry and research. Nonetheless, he is agreeable to allowing the town to repair and maintain the right-of-way for those limited purposes, at least for the time being. Of course, Mr. Banks is concerned that the work be done in an expeditious and workmanlike fashion.

The second matter relates to the repair of the existing hole. I understood from our conversation on April 11th that we could expect the hole to be repaired in the very near future. In speaking with Mr. Banks on Friday, I was informed that the hole remains unfilled and, in fact, is further deteriorating. This is of some concern because the rental season is quickly approaching when that road will be used by Mr. Banks' renters on a frequent basis. I would ask that the town or highway department complete the repairs as soon as possible.

Relating to that, Mr. Banks informs me that a representative of the Water Department appeared at the site last week and expressed concerns about the method by which the hole will be refilled. Apparently, he indicated that, when the hole was last patched, it covered two Water Department devices which were not to be so covered, requiring the Department to reopen them. I do not know all the details but you can imagine the problem which will develop. Thus, when the Highway Department is about to perform the repair work, I would suggest that it contact the Water Department and see that a representative is there to address potential problems. I would also ask that the Highway Department contact Mr. Banks' property manager, Robert Smith, in advance so that he may be present. He can be reached at 436-5882.

If you have any questions concerning any of the above, please don't hesitate to call.

Very truly yours,

Thomas R. Watson

TRW:mll
cc: Stephen C. Banks

Individual Record

FamilySearch™ U.S. Social Security Death Index

Search Results

Select record to download - Maximum: 50

☐ Ellen ODONOGHUE

Birth Date: 11 May 1901
Death Date: Sep 1977
Social Security Number: 013-36-3149
State or Territory Where Number Was Issued: Massachusetts

Death Residence Localities
ZIP Code: 02174
Localities: Arlington, Middlesex, Massachusetts
E Arlington, Middlesex, Massachusetts
East Arlington, Middlesex, Massachusetts

Return to search results | Prepare selected records for download

This data is only accurate as of 1 Jan 2010.

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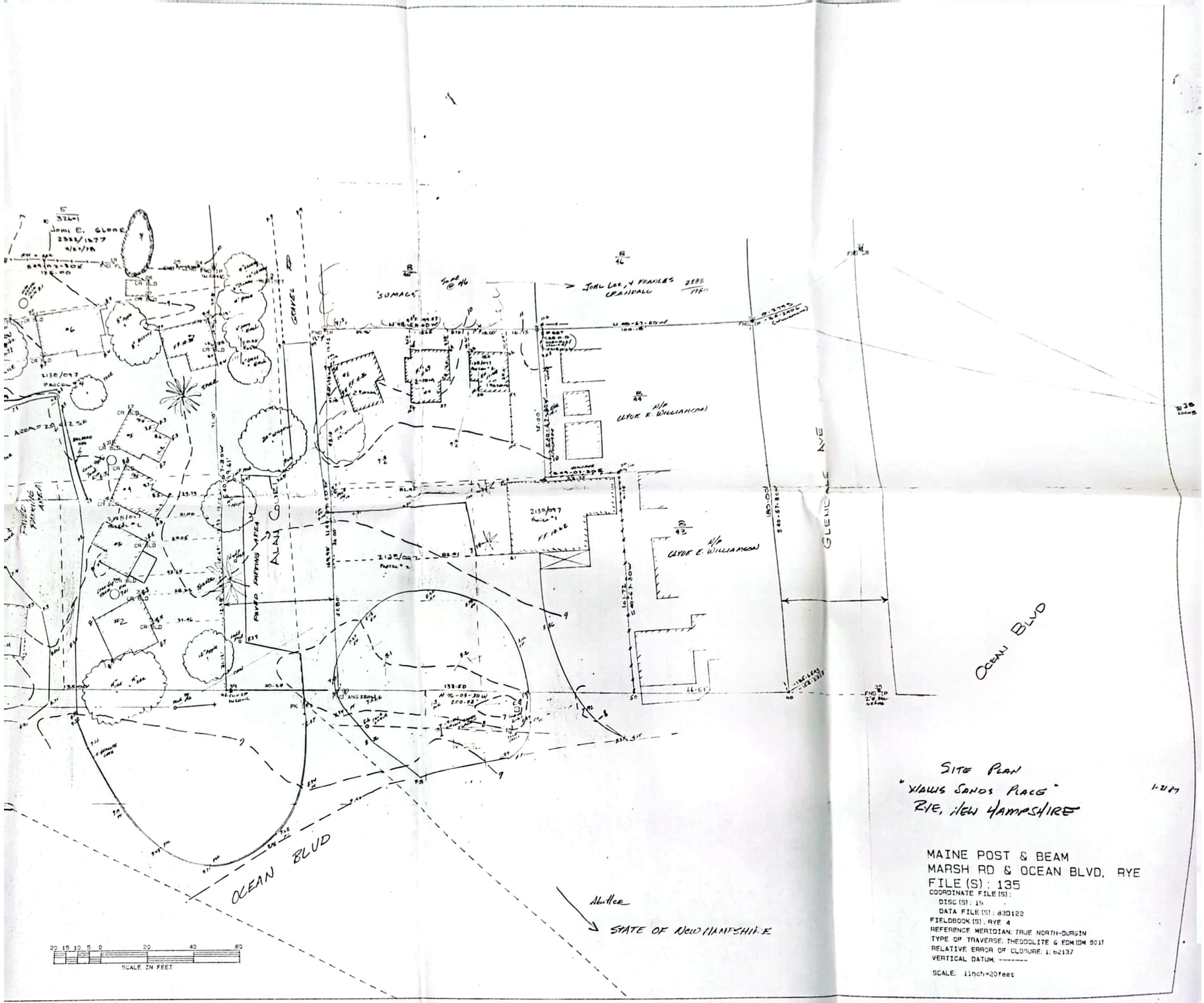
Ellen O'Donoghue ✻ b Holyoke Ma 12/16/1842
d Mar 1923
Father Dennis O'Donoghue
Mother Betty Crowe

Mary O'Donoghue
O'Donohoe
b 1/26/1884 Boston, ~~Suff~~
Father John
Mother Catharine

Mary Agnes O'Donoghue
b 7/1/1893 Boston
Father John J
Mother Hannah M

Mary Elizabeth O'Donoghue
b 8/10/1897 Somerville
Father Daniel A
Mother Mary E Maguires

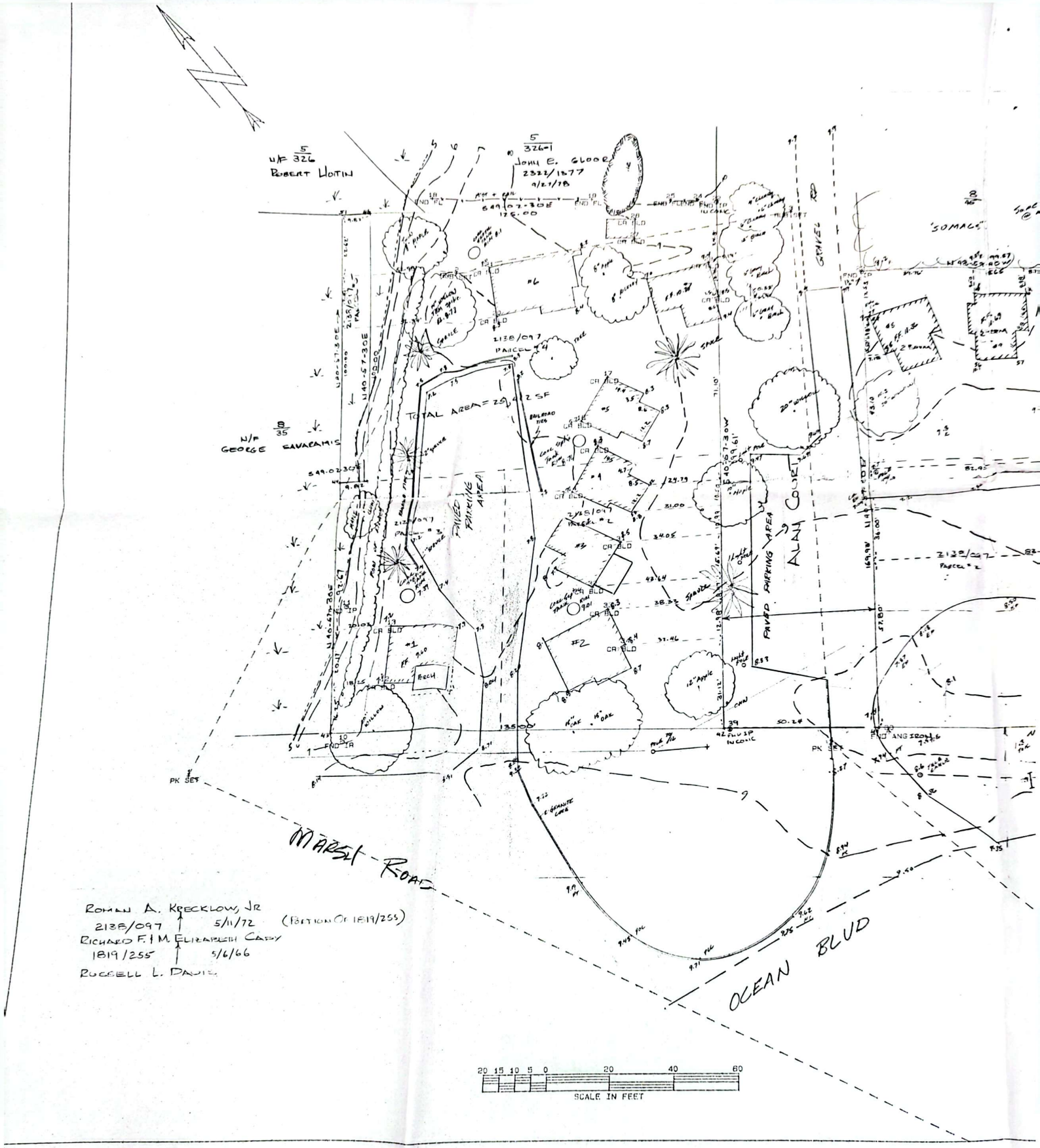
Mary A O'Donahue
Sponse George Field Merrill
d 11/10/1951 Ware, MA



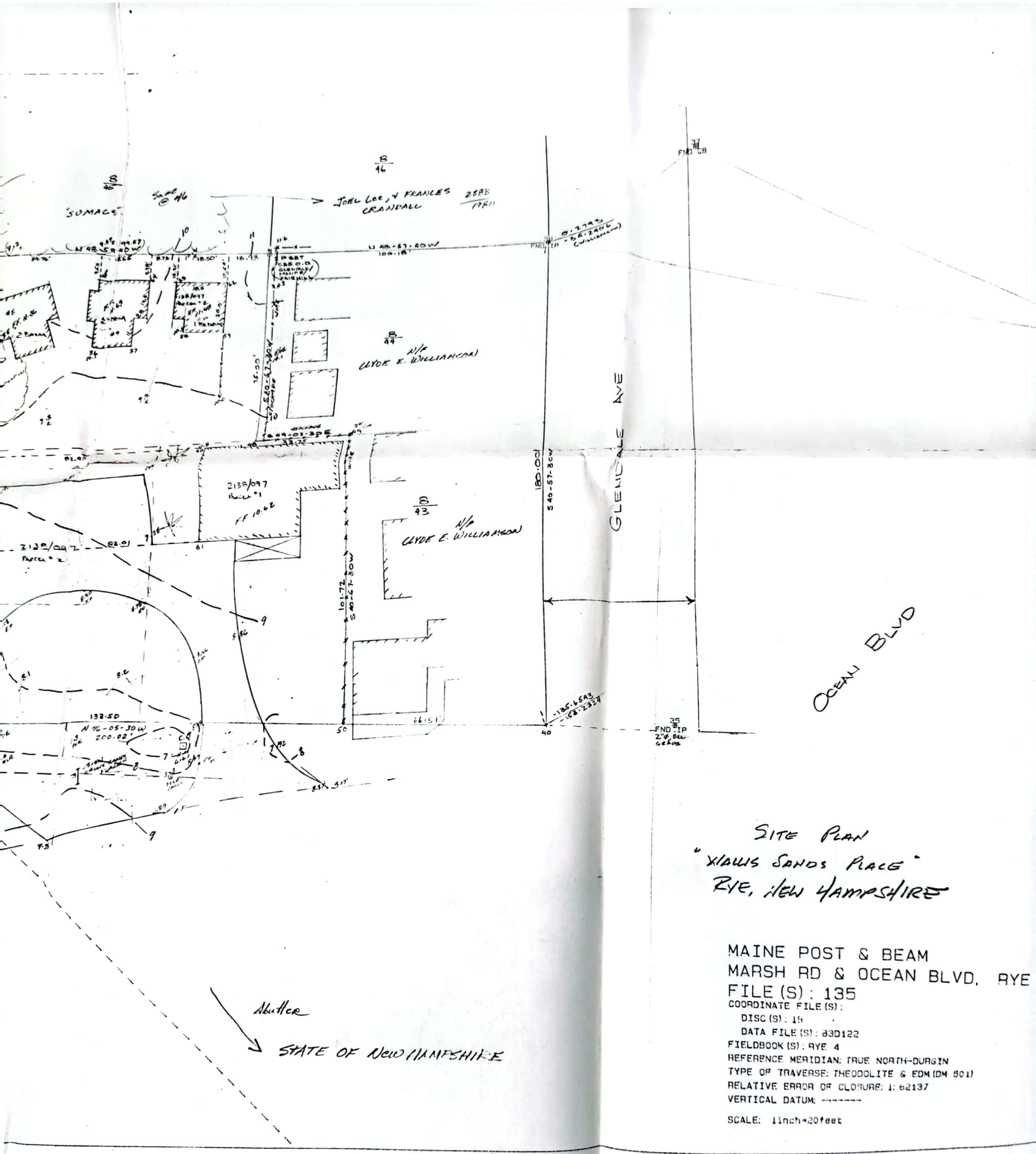
Site Plan
"Wallis Sands Place"
Rye, New Hampshire

1-21-97

MAINE POST & BEAM
MARSH RD & OCEAN BLVD. RYE
FILE (S) : 135
COORDINATE FILE (S) :
DISC (S) : 1½
DATA FILE (S) : 930122
FIELDBOOK (S) : RYE 4
REFERENCE MERIDIAN: TRUE NORTH-DURGIN
TYPE OF TRAVERSE: THEODOLITE & EDM(DM 501)
RELATIVE ERROR OF CLOSURE: 1: 62137
VERTICAL DATUM: --------
SCALE: 1inch=20feet



ROMAN A. KRECKLOW JR
2138/097 ↑ 5/11/72 (PORTION OF 1819/255)
RICHARD F. & M. ELIZABETH CABY
1819/255 ↑ 5/6/66
RUSSELL L. DAVIS



SITE PLAN
"HAWKS SANDS PLACE"
RYE, NEW HAMPSHIRE

MAINE POST & BEAM
MARSH RD & OCEAN BLVD, RYE
FILE(S): 135
COORDINATE FILE(S):
DISC(S): 15
DATA FILE(S): 83D122
FIELDBOOK(S): RYE 4
REFERENCE MERIDIAN: TRUE NORTH-DURGIN
TYPE OF TRAVERSE: THEODOLITE & EDM (DM 501)
RELATIVE ERROR OF CLOSURE: 1: 62137
VERTICAL DATUM: --------

SCALE: 1inch=20feet

FRIDAY

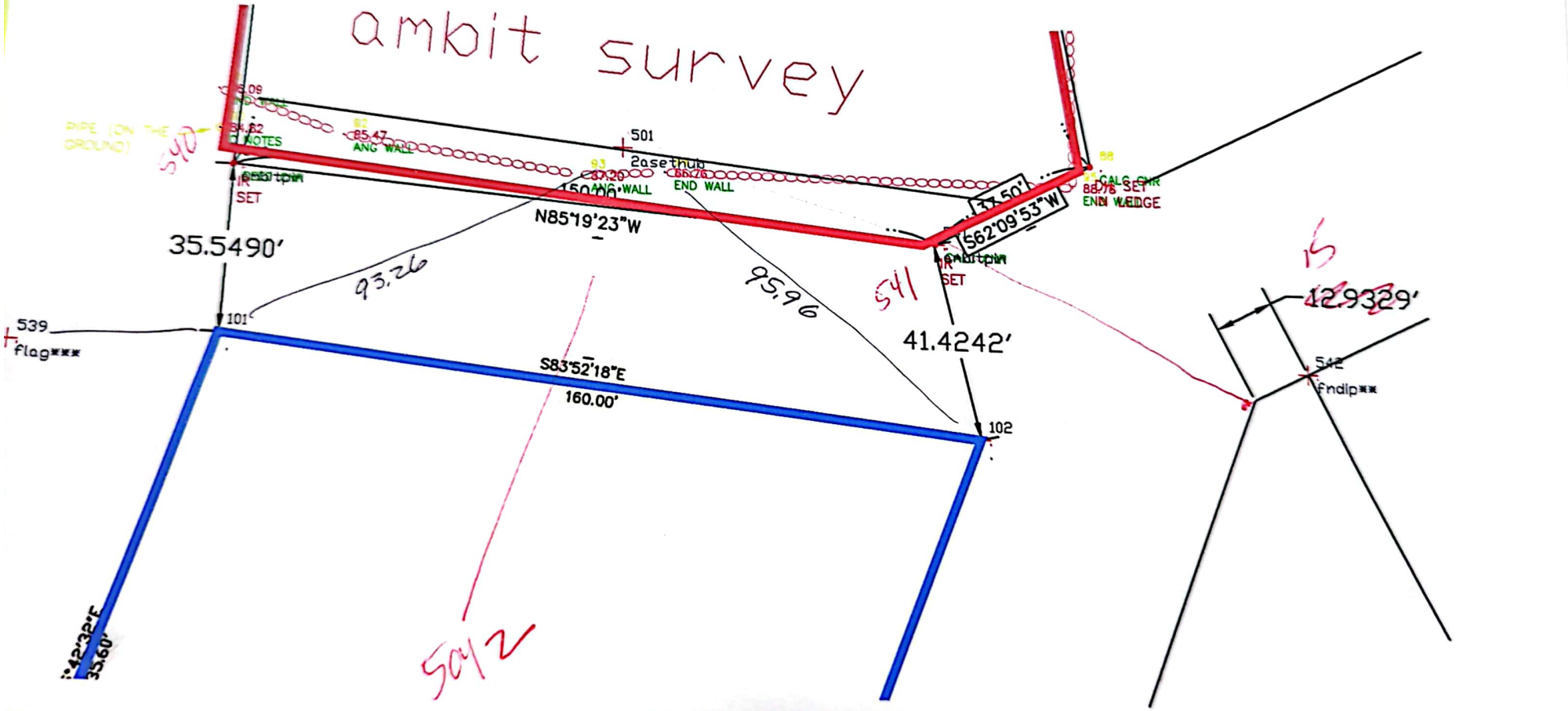
RYE TOWN HALL 1/22/10

PROPERTY INVENTORY RECORDS

O'DONOGHUE 1929 RESIDENT ∅
NON-RESIDENT ∅

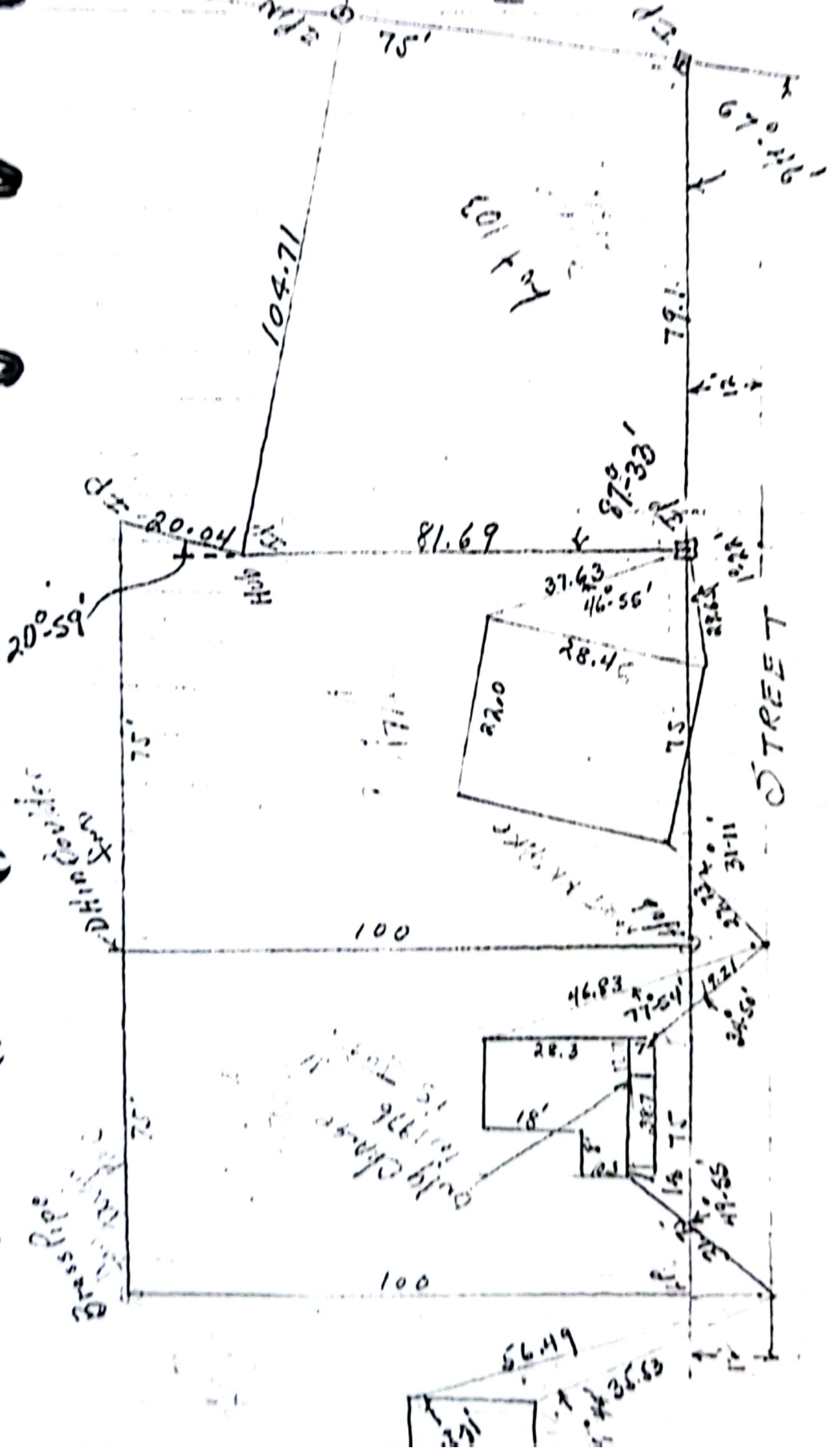
ROBBINS EH	1929	Land + Buildings		#342.40
	1930	"	"	"
	1931	"	"	"
	1932	"	"	$ 330.00
	1933	"	"	# 360.00

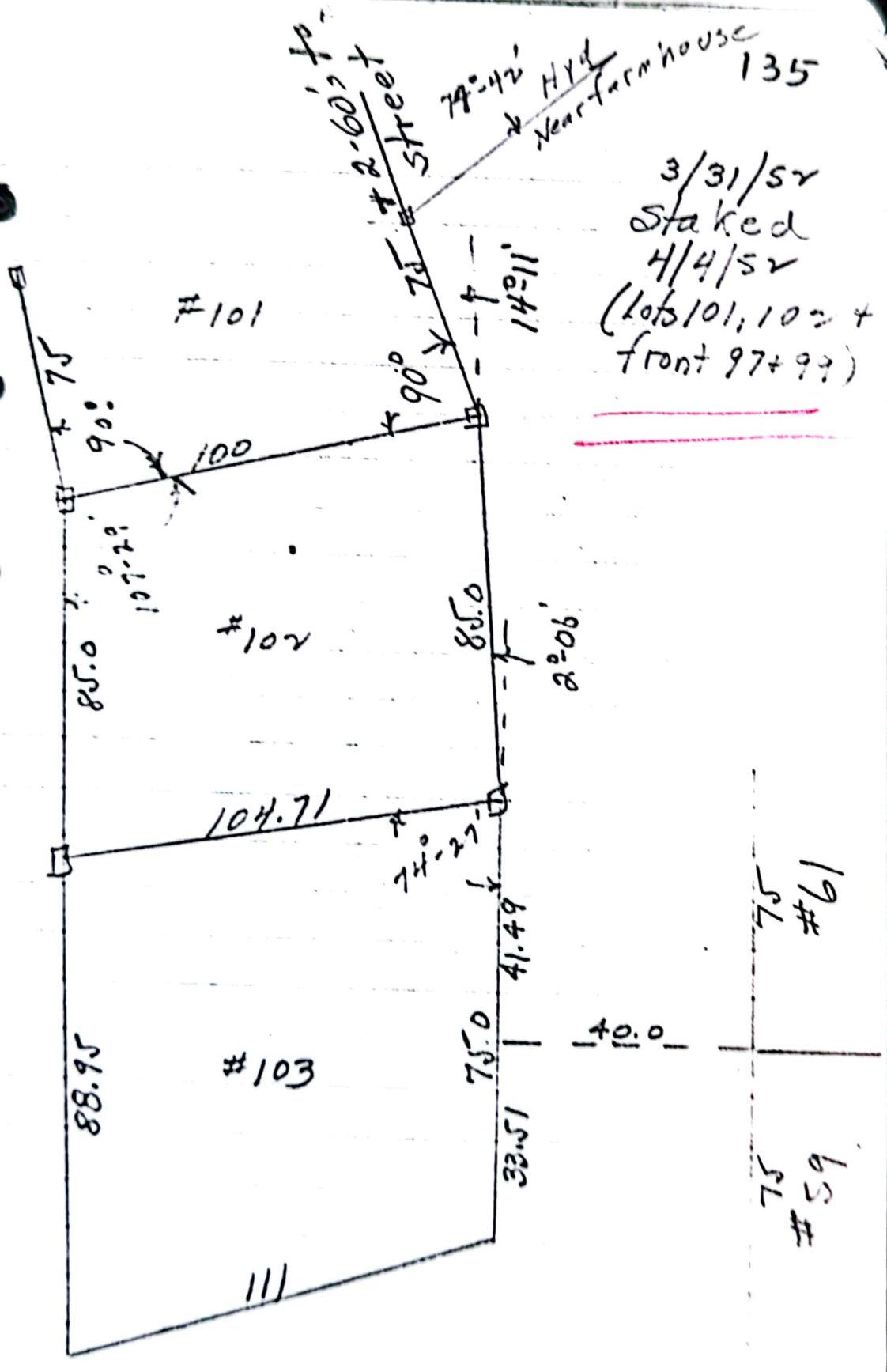
Reviewed Town Reports
Irving Jennes tax collector
in the 40's


ambit survey
PIPE (ON THE GROUND)
540
NOTES
85.47
ANG WALL
501
2asethub
ANG WALL
END WALL
SET
N85°19'23"W
35.5490'
93.26
95.96
541
S62°09'53"W
SET
41.4242'
15
12.9329'
539
flag***
101
S83°52'18"E
160.00'
102
542
fndip**
5042
35.60'

LUCAS - Fairhill 135

MANOR DRIVE 6/17/53




135
3/31/52
Staked
4/4/52
(Lots 101, 102 + front 97+99)
2-60' to street
74°-42'
Hyd
Near farmhouse
75
14°-11'
#101
75
90°
90°
100
107°-29'
#102
85.0
85.0
2°-06'
104.71
74°-27'
41.49
75
#61
40.0
75.0
#103
88.95
33.51
75
#59
111

MAP 5 PLOT 326

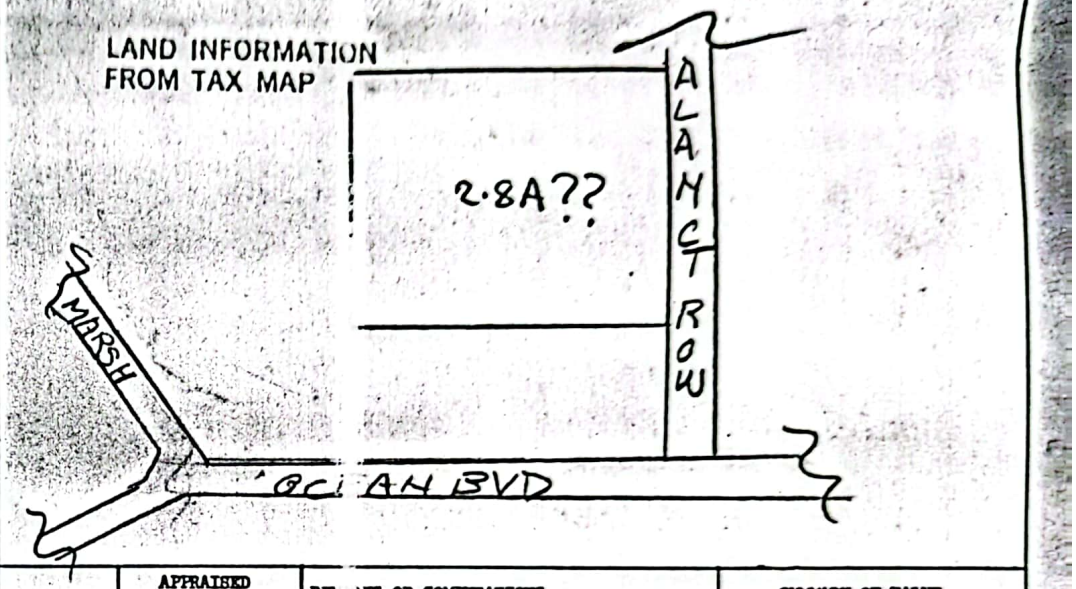
RESIDENTIAL PROPERTY ASSESSMENT RECORD

TOWN OF RYE

NAME	Transfer Date
3	
2	
DEC 4/18/81	
1 CAPY, RICHARD-E & M. ELIZABETH	
ALAN COURT	
RYE, N.H. 03870	

L/B W/S ALAN COURT — Card No. — of

LAND INFORMATION FROM TAX MAP



		UTILITIES		ROAD		TOPOGRAPHY	
DATE LISTED	INTERIOR 12-16 85	Electricity	✓	Paved		Level	✓
APPRAISER	ANN MOONEY	Well		Gravel	/	High	
REVIEWER	RW	Spring		Dirt	✓	Low	
PRICER	ANN MOONEY	Artesian Well		Path		Rolling	✓
		Water Conn.	✓			Steep	
		Septic Tank	✓	Sidewalk		Swamp MARSH	
		Sewer Conn.		Street Lights		Ledge	

CLASSIFICATION	NO. OF ACRES	UNIT PRICE	BASIC VALUE	TOPO. DEP. %	SIZE DEP. %		APPRAISED VALUE
Homesite							
Front Acres	1.53	—	—	—	—		BELOW
Rear W	1.27	5000	6350	—	X10		650
Rear							
Rear							
Rear							
Rear							
Total Acres	2.8	AV. LOT SIZE	100 X 200				

FIGURED FRONT	AVERAGE DEPTH	UNIT PRICE	UNIT PERCENT	FR. FOOT PRICE	BASIC VALUE	TOPO. DEP.%	EXCESS FRONT % (355)	UNDEV. DEP.%	
170	200	1500	X1.00	1500	255000	X80	X 79	X 80	128950
85	150	1500	X 86	1290	109650	X80	X 79	X 80	55450
100	200	1500	X1.00	1500	150000	X80	X 79	*X10	9500
355					1630* X1.50 X .80				

* PAPER RD

DEPARTMENT OF REVENUE ADMINISTRATION
PROPERTY APPRAISAL DIVISION
PA-1

(Paving,) Hot Top or Concrete	1950
W. — S.	3000
TOTAL VALUE	199500

REMARKS OR COMPUTATIONS

100 X 65 = 84.5

SUMMARY OF VALUE

19 86	
Land	199500
Bldg.	99000
Total	298500
19 ___	
Land	
Bldg.	
Total	
19 ___	
Land	
Bldg.	
Total	
19 ___	
Land	
Bldg.	
Total	

TAG — TALKED W/ SON

FOUNDATION	
Concrete (8) 10 12	
Conc. Block 6 8 12	
Stone & Brick	
Piers & Loose St.	
Cut Stone	
BASEMENT	
Full Basement	✓
Partial Basement	
Crawl Space	
Slab	
Recreation Room	
Finished Basement	
Heated Basement	
Open Bsmt. Garage	
Bsmt. Grg.	1
ELECTRICAL	
Romex	✓
Bx Cable	
Knob & Tube	
Entrance (Amp) 200	
Outlets (G) A P	
HEATING	
Hot Water	✓
Hot Air	
Steam	
Flr. or Wall Furn.	
Gas Oil	✓
Zones	3
Electric	
No Central Heat	
Fireplace 2 St	✓
Fireplace St	
Extra Openings	
INTERIOR	
Drywall	✓
Paneling	
Plaster	
Knotty Pine	✓
Insul. Board	
Room Dividers	
Unfinished	
Open Stud	
Softwood Trim	✓
Hardwood Trim	
Ornamental Trim	
Built-ins	
INSULATION	
Wall ✓ Cap ✓ Floor ✓	
Storm Windows	✓
ATTIC	
Floor & Stairs	
Finished Attic	

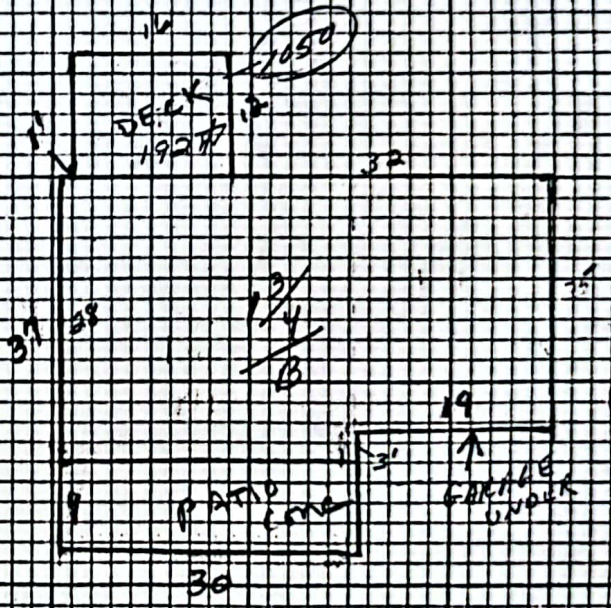
KITCHEN M O	
Counter G A P	
Cabinets G A P	
KITCHEN BUILT-IN	
Fan	
Fan & Hood	✓
Slide-in Range	
Countertop Range	
Wall Oven	
Dishwasher	✓
Disposal	
ROOMS	
Bsmt. 2nd	2
1st 5 3rd	
FLOORS B 1 2 3	
Softwood	
Hardwood	
Carpet	✓ ✓
Composition	✓
Single	
Concrete	✓
Dirt	
PLUMBING	
4 Pc. Bathroom	
3 Pc. Bathroom	✓
3 Pc. Shower Room	✓
2 Pc. Toilet	
Toilet Only	
Lavatory	
Water Heater	✓
Kitchen Sink	✓
Plastic Pipe	
Galvanized Pipe	
Copper Pipe	✓
TILING C P O	
Bath Floor	
Bath Wains.	
Bath Walls	
Tub Alcove	
Kit. Wains.	
EXTERIOR	
Clapboard	
Asbestos Shingle	
Alum. or Vinyl	
Board & Batten	
Wood Shingle	✓
Shakes	
Novelty	
Celotex	
Insul-Brick	
Asphalt Shingle	

ROOFING G A P	
Asphalt	
Asbestos	
Roll	
Metal	
Wood Shingle	
Tar & Gravel	
Slate	
FRAMING	
Floor Joist 2X 0	
Ceiling Joist	
Partitions	
Roof Rafters	

BUILDING	EVAL	DEP
Foundation		
Electrical		
Heating		
Interior		
Millwork		
Kitchen		
Floors		
Plumbing		
Exterior		
Roofing		
Framing		
Total		
Total ÷ 11		

BUILDING COMPUTATIONS		
1½ 1315 SF 55.25		72650
S SF		
S SF		
S SF		
ADD&DEDUCT TO BASE		
Basement Area		—
Basement Finish - Garage		+ 800
Heating		—
Fireplaces		+ 2700
Finished or Unfinished Areas		—
Attic Floor & Stairs		—
Attic Finish		—
Kitchen Built-ins		+ 650
Plumbing + 3 @ 600		+ 1800
Tiling		—
Porches & Decks 24		+ 1050
REPLACEMENT VALUE		79650

Color Building	NATURAL	Outside	13-3-85	Inspected With
Color Trim	WHITE	Unfinished		OWNER



REMARKS:

BUILDING TYPE	CONST.	DIMENSIONS	SQUARE FOOT AREA	CLASS	AGE	COND. FOR AGE	REPLACEMENT VALUE	PHYS. DEP.%	FUNC. DEP.%	ECON. DEP.%	
DWL	FR	Sketch	1315	3½	14+	EX	79650	10	0	0	71700
UTL SHED	FR	16X 22	352	3	FIELD		PRICED	~~10~~			1200
PATIO	CONC	9 X 30	270	—	—	—	FIELD PRICED	—	—	—	450

Point Listing made Thu Nov 12 19:48:14 2009

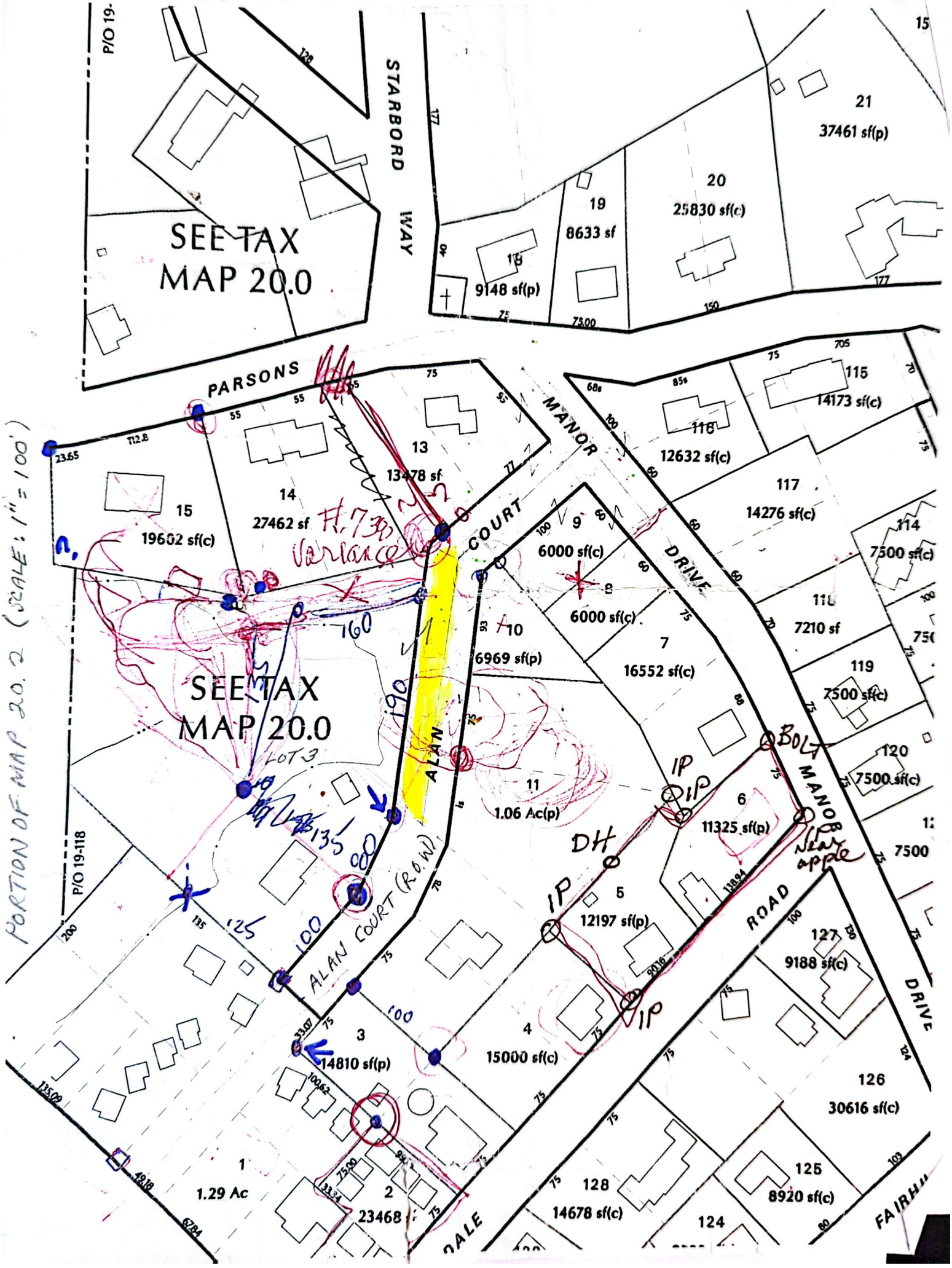
AMBIT

Drawing Name: 578 ambit stuff
Project Name: 578Parise
Project Path: C:\Land Projects R2\578Parise\
Username: MOM

Number	Northing	Easting	Elevation	Raw Desc
1	5000.0000	5000.0000	100.00	H&T SET
2	4870.4825	4972.4702	98.96	H&T SET
3	5002.8147	4646.8018	86.50	H&T SET
10	4944.1154	5006.3475	98.36	3/4 " IP FND
11	5004.9596	4963.3085	100.45	3/4 " IP FND
12	4966.1370	4878.1783	95.77	IP BENT
13	4976.8029	4741.4547	89.85	3/4 " IP FND
14	4985.7957	4857.5166	95.77	CL
15	4984.5549	4943.3687	98.86	CL
16	4983.4839	5013.6691	100.30	CL
17	4982.3598	5037.6354	100.89	CL
18	4978.2072	5068.6293	101.56	CL
19	4969.5961	5059.3881	100.86	EP
20	4972.0719	5015.0884	99.58	EP
21	4972.4513	4986.7024	98.90	EP
22	4971.7701	4980.2606	98.58	EDGE DWAY
23	4966.4339	4976.5469	98.51	EDGE DWAY
24	4958.3007	4975.8024	98.65	EDGE DWAY
25	4931.5689	4974.2508	99.05	EDGE DWAY
26	4968.9654	4943.7002	98.35	EDGE DWAY
27	4973.4376	4940.0116	98.22	EDGE DWAY
28	4974.7416	4924.3718	97.99	EP
29	4974.9981	4903.4465	97.56	EP
30	4974.8429	4882.9296	96.89	EP
31	4975.1465	4864.6058	95.77	EP
32	4949.7256	4736.7645	90.92	CL WALL
33	4975.3724	4741.3545	90.02	END WALL
34	4969.9591	4869.0591	95.73	FACE OF WALL
35	4970.2792	4890.7872	97.30	FACE OF WALL
36	4970.0575	4913.9283	97.94	FACE OF WALL
37	4968.0421	4932.7289	99.04	FACE OF WALL
38	4967.7115	4944.0509	98.38	FACE OF WALL
39	4965.9376	4944.9736	99.72	CNR FACE WALL
40	4960.5093	4939.0429	100.14	FACE OF WALL
41	4956.6202	4934.2479	100.70	FACE OF WALL
42	4952.5873	4928.6622	101.13	FACE OF WALL
43	4951.8366	4928.1862	101.15	FACE OF WALL
44	4950.8040	4928.0044	101.20	FACE OF WALL
45	4950.6729	4935.0761	101.07	FACE OF WALL
46	4951.9890	4935.5694	100.96	FACE OF WALL
47	4958.2193	4941.8751	100.32	FACE OF WALL

84 78 83
85 14 23
83-25-50

01-53-33



SEE TAX MAP 20.0
STARBORD WAY
PARSONS
MANOR COURT
MANOR DRIVE
ALAN COURT
ALAN COURT (R.O.W.)
ROAD
DRIVE
FAIRHA
P/O 19-118
P/O 19-
PORTION OF MAP 20.2 (SCALE: 1" = 100')
15
19602 sf(c)
14
27462 sf
13
13478 sf
9
6000 sf(c)
8
6000 sf(c)
10
6969 sf(p)
7
16552 sf(c)
11
1.06 Ac(p)
6
11325 sf(p)
5
12197 sf(p)
4
15000 sf(c)
3
14810 sf(p)
2
23468
1
1.29 Ac
21
37461 sf(p)
20
25830 sf(c)
19
8633 sf
18
9148 sf(p)
115
14173 sf(c)
116
12632 sf(c)
117
14276 sf(c)
114
7500 sf(c)
118
7210 sf
119
7500 sf(c)
120
7500 sf(c)
127
9188 sf(c)
126
30616 sf(c)
125
8920 sf(c)
128
14678 sf(c)
124
Variance
LOT 3
BOLT
Near apple
DH
IP

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Lizabeth M. Macdonald
Donahue, Tucker & Ciandella
225 Water Street
Exeter, NH 03833

February 9, 2010

Dear Ms. MacDonald:

David Parise asked me to send you some information to help you prepare for our meeting on Thursday regarding title questions surrounding the property that he and his wife own at 2 Alan Court in Rye.

I have prepared a brief summary of what I think are the relevant facts and documents that have come out of my research to date. I am hoping you can assist David and Joan in clearing up the confusion I have inadvertently brought to light in the course of collecting evidence for a boundary survey.

I will be joining David when he comes to see you on Thursday. If you have any questions before then, feel free to give me a call.

Thank you,

Tocky B

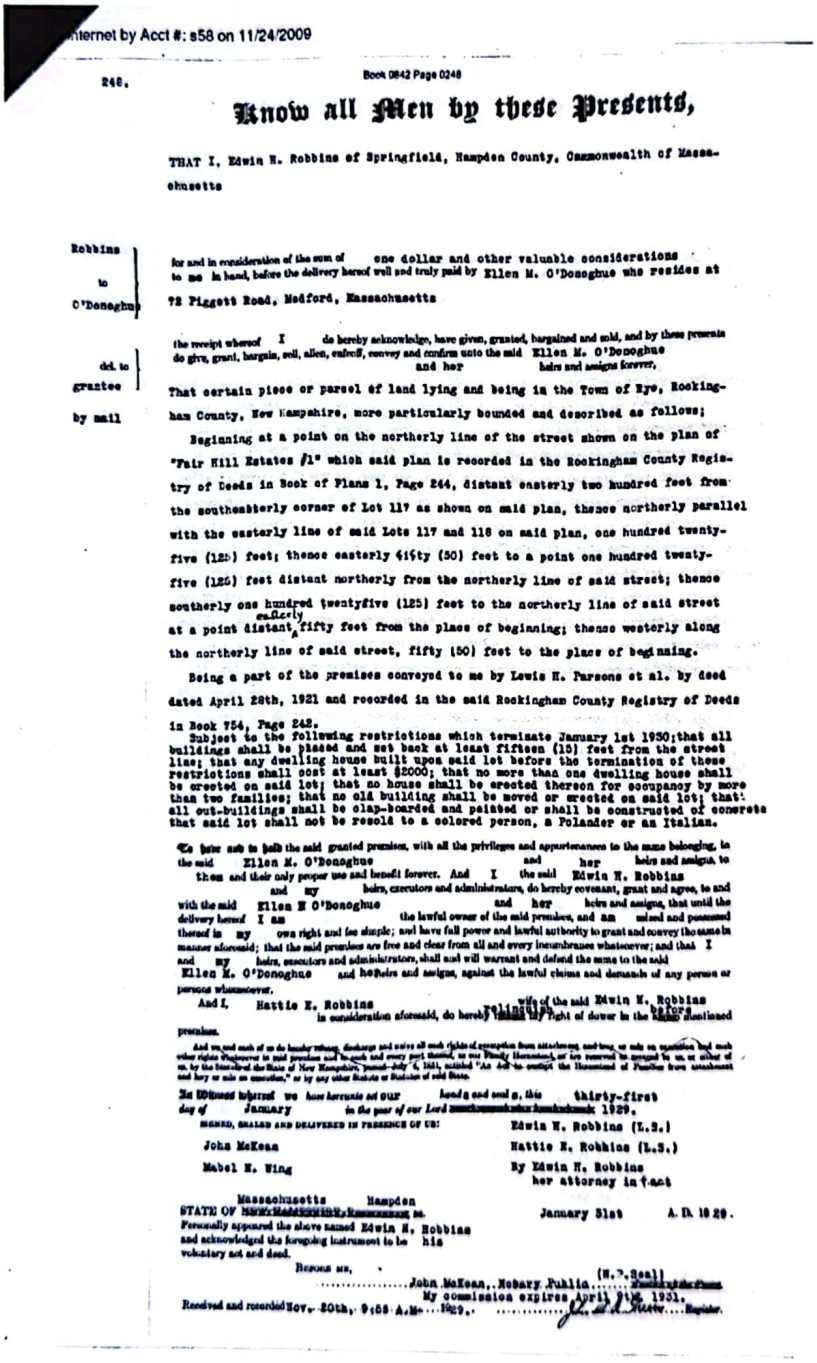
Anne W. Bialobrzeski
NHLLS #752
Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404
cell 603 765-8918

Research Summary: David and Joan Parise, 2 Alan Ct, Rye

Edwin H. Robbins acquires the parent tract in 1921 (RCRD 754-242).

Subdivision plan of Fair Hill Estates is prepared June 1921 and recorded.

Edwin Robbins conveys 3 deeds out of the parent tract that are not lots on the recorded subdivision plan. Grantees are Ellen M. O'Donoghue (RCRD 842-248), Clara T. O'Donoghue (RCRD 842-249), and Mary V. O'Donoghue (RCRD 842-250). All 3 grantees are listed with the same address in Medford, MA. All 3 deeds are dated the same day (01/31/1929) and later recorded the same day (11/20/1929).



Internet by Acct #: s58 on 11/24/2009

Know all Men by these Presents,

THAT I, Edwin H. Robbins of Springfield, Hampden County, Commonwealth of Massachusetts

Robbins to O'Donoghue

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Ellen M. O'Donoghue who resides at 72 Piggott Road, Medford, Massachusetts

dd. to grantee by mail

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ellen M. O'Donoghue and her heirs and assigns forever,

That certain piece or parcel of land lying and being in the Town of Rye, Rockingham County, New Hampshire, more particularly bounded and described as follows;

Beginning at a point on the northerly line of the street shown on the plan of "Fair Hill Estates #1" which said plan is recorded in the Rockingham County Registry of Deeds in Book of Plans 1, Page 244, distant easterly two hundred feet from the southeasterly corner of Lot 117 as shown on said plan, thence northerly parallel with the easterly line of said Lots 117 and 118 on said plan, one hundred twenty-five (125) feet; thence easterly fifty (50) feet to a point one hundred twenty-five (125) feet distant northerly from the northerly line of said street; thence southerly one hundred twentyfive (125) feet to the northerly line of said street at a point distant easterly fifty feet from the place of beginning; thence westerly along the northerly line of said street, fifty (50) feet to the place of beginning.

Being a part of the premises conveyed to me by Lewis H. Parsons et al. by deed dated April 28th, 1921 and recorded in the said Rockingham County Registry of Deeds in Book 754, Page 242.

Subject to the following restrictions which terminate January 1st 1930; that all buildings shall be placed and set back at least fifteen (15) feet from the street line; that any dwelling house built upon said lot before the termination of these restrictions shall cost at least $2000; that no more than one dwelling house shall be erected on said lot; that no house shall be erected thereon for occupancy by more than two families; that no old building shall be moved or erected on said lot; that all out-buildings shall be clap-boarded and painted or shall be constructed of concrete that said lot shall not be resold to a colored person, a Polander or an Italian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Ellen M. O'Donoghue and her heirs and assigns, to them and their only proper use and benefit forever. And I the said Edwin H. Robbins and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Ellen M O'Donoghue and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Ellen M. O'Donoghue and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Hattie E. Robbins wife of the said Edwin H. Robbins in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy, or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, or are reserved to accrued to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we have hereunto set our hands and seals, this thirty-first day of January in the year of our Lord ~~[illegible]~~ 1929.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John McKean

Mabel E. Wing

Edwin H. Robbins (L.S.)

Hattie E. Robbins (L.S.)

By Edwin H. Robbins
her attorney in fact

STATE OF Massachusetts Hampden ss. January 31st A. D. 1929.

Personally appeared the above named Edwin H. Robbins and acknowledged the foregoing instrument to be his voluntary act and deed.

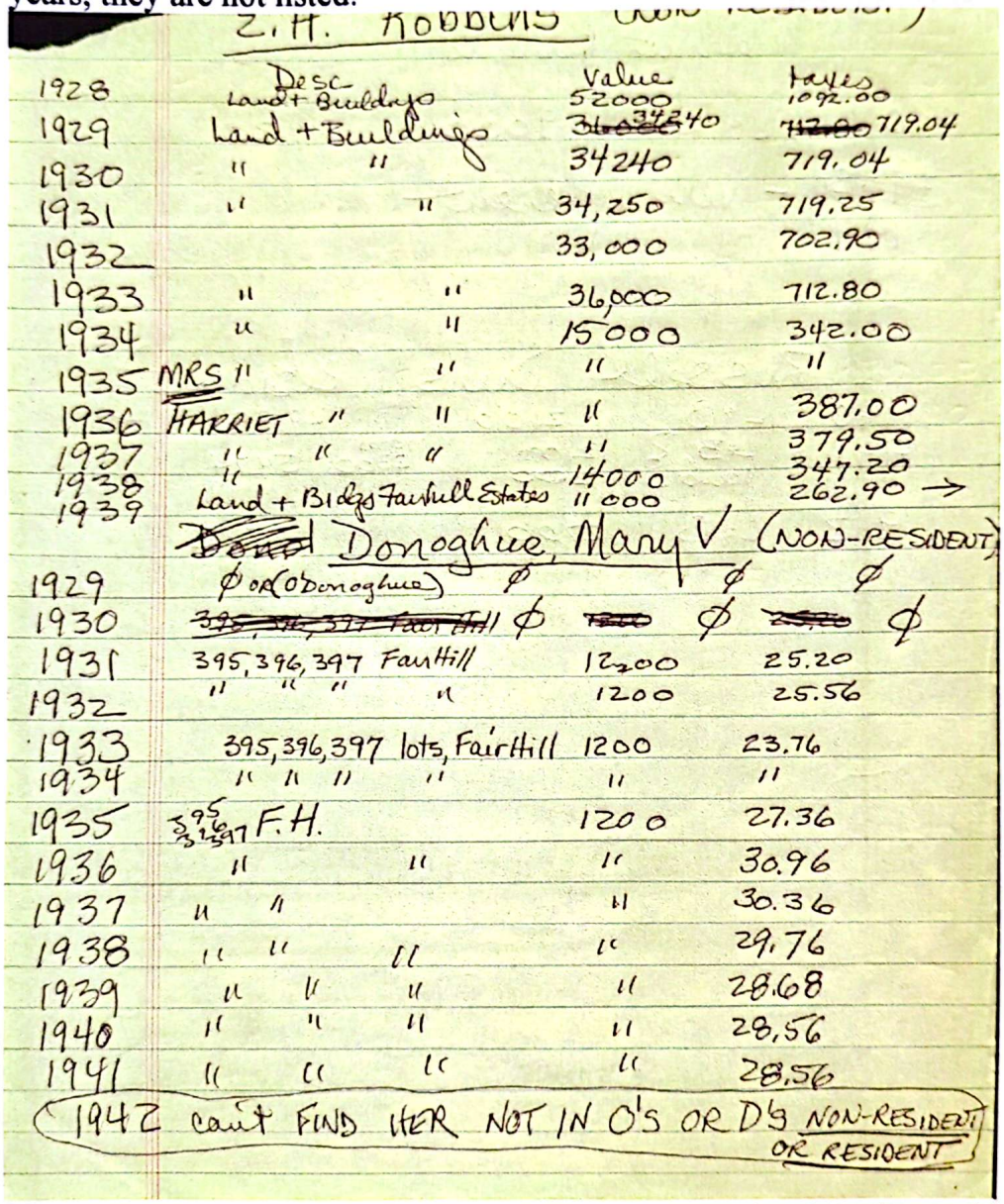
Before me,

John McKean, Notary Public (N.P. Seal)

My commission expires April 9th, 1931.

Received and recorded Nov. 20th, 9:55 A.M. 1929. [signature] Register.

All 3 lots are taxed to non-resident Mary V. Donoghue (note spelling error) and described as lots 395, 396, and 397 Fair Hill Estates (those lot numbers are NOT on the plan). I have photographs of the inventory pages showing this information for the years 1931 through 1941. Before and after those years, they are not listed.



Z.H. Robbins (non-resident)

	Desc	Value	Taxes
1928	Land + Buildings	52000	1092.00
1929	Land + Buildings	~~36000~~ 34240	~~712.80~~ 719.04
1930	" "	34240	719.04
1931	" "	34,250	719.25
1932		33,000	702.90
1933	" "	36,000	712.80
1934	" "	15000	342.00
1935	MRS " "	"	"
1936	HARRIET " "	"	387.00
1937	" " "	"	379.50
1938	"	14000	347.20
1939	Land + Bldgs Fairhill Estates	11000	262.90 →

~~Donoghue~~ Donoghue, Mary V (NON-RESIDENT)

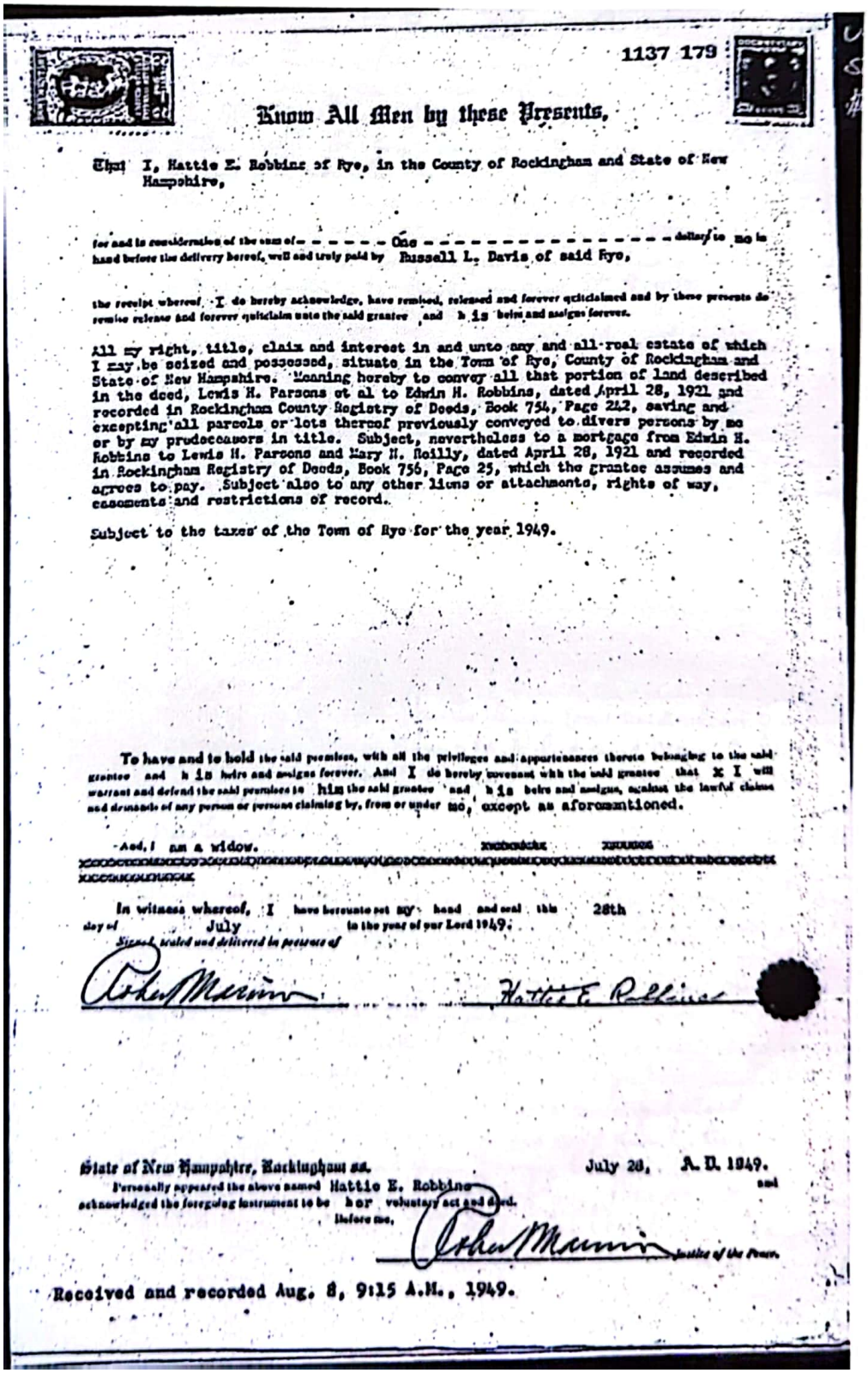
1929	∅ OR (O'Donoghue) ∅	∅	∅
1930	~~395, 396, 397 Fair Hill~~ ∅	~~1200~~ ∅	~~25.20~~ ∅
1931	395, 396, 397 Fair Hill	1200	25.20
1932	" " " "	1200	25.56
1933	395, 396, 397 lots, Fair Hill	1200	23.76
1934	" " " "	"	"
1935	395 396 397 F.H.	1200	27.36
1936	" "	"	30.96
1937	" "	"	30.36
1938	" " "	"	29.76
1939	" " "	"	28.68
1940	" " "	"	28.56
1941	" " "	"	28.56

1942 can't FIND HER NOT IN O'S OR D'S NON-RESIDENT OR RESIDENT

I found two tax ads, 0013-035 in 1941 and 0013-265 in 1942 along with two tax sales, 0013-056 in 1941 and 0013-342 in 1942 listing Mary V. O'Donoghue with last known address 40 Trowbridge Street, Arlington, MA. I did not find a third tax sale or a collector's deed, but the lots appear to have been removed from the tax rolls in 1942.

Edwin Robbins gives power of attorney to wife Harriet (a/k/a/ Hattie) July 1, 1936, recorded April 27, 1946 (RCRD 1040-150).

Hattie Robbins conveys to Russell L. Davis original property excluding lands previously conveyed July 28, 1949, recorded August 8, 1949 (RCRD 1137-179).



1137 179

Know All Men by these Presents,

That I, Hattie E. Robbins of Rye, in the County of Rockingham and State of New Hampshire,

for and in consideration of the sum of - - - - - One - - - - - - - - - - - - - - - - - dollars to me in hand before the delivery hereof, well and truly paid by Russell L. Davis of said Rye,

the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed and by these presents do remise release and forever quitclaim unto the said grantee and h is heirs and assigns forever.

All my right, title, claim and interest in and unto any and all real estate of which I may be seized and possessed, situate in the Town of Rye, County of Rockingham and State of New Hampshire. Meaning hereby to convey all that portion of land described in the deed, Lewis H. Parsons et al to Edwin H. Robbins, dated April 28, 1921 and recorded in Rockingham County Registry of Deeds, Book 754, Page 242, saving and excepting all parcels or lots thereof previously conveyed to divers persons by me or by my predecessors in title. Subject, nevertheless to a mortgage from Edwin H. Robbins to Lewis H. Parsons and Mary H. Reilly, dated April 28, 1921 and recorded in Rockingham Registry of Deeds, Book 756, Page 25, which the grantee assumes and agrees to pay. Subject also to any other liens or attachments, rights of way, easements and restrictions of record.

Subject to the taxes of the Town of Rye for the year 1949.

To have and to hold the said premises, with all the privileges and appurtenances thereto belonging to the said grantee and h is heirs and assigns forever. And I do hereby covenant with the said grantee that I will warrant and defend the said premises to him the said grantee and h is heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me, except as aforementioned.

And, I am a widow.

In witness whereof, I have hereunto set my hand and seal this 28th day of July in the year of our Lord 1949.

Signed, sealed and delivered in presence of

Esther Marvin — Hattie E. Robbins

State of New Hampshire, Rockingham ss. July 28, A. D. 1949.

Personally appeared the above named Hattie E. Robbins and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Esther Marvin Justice of the Peace.

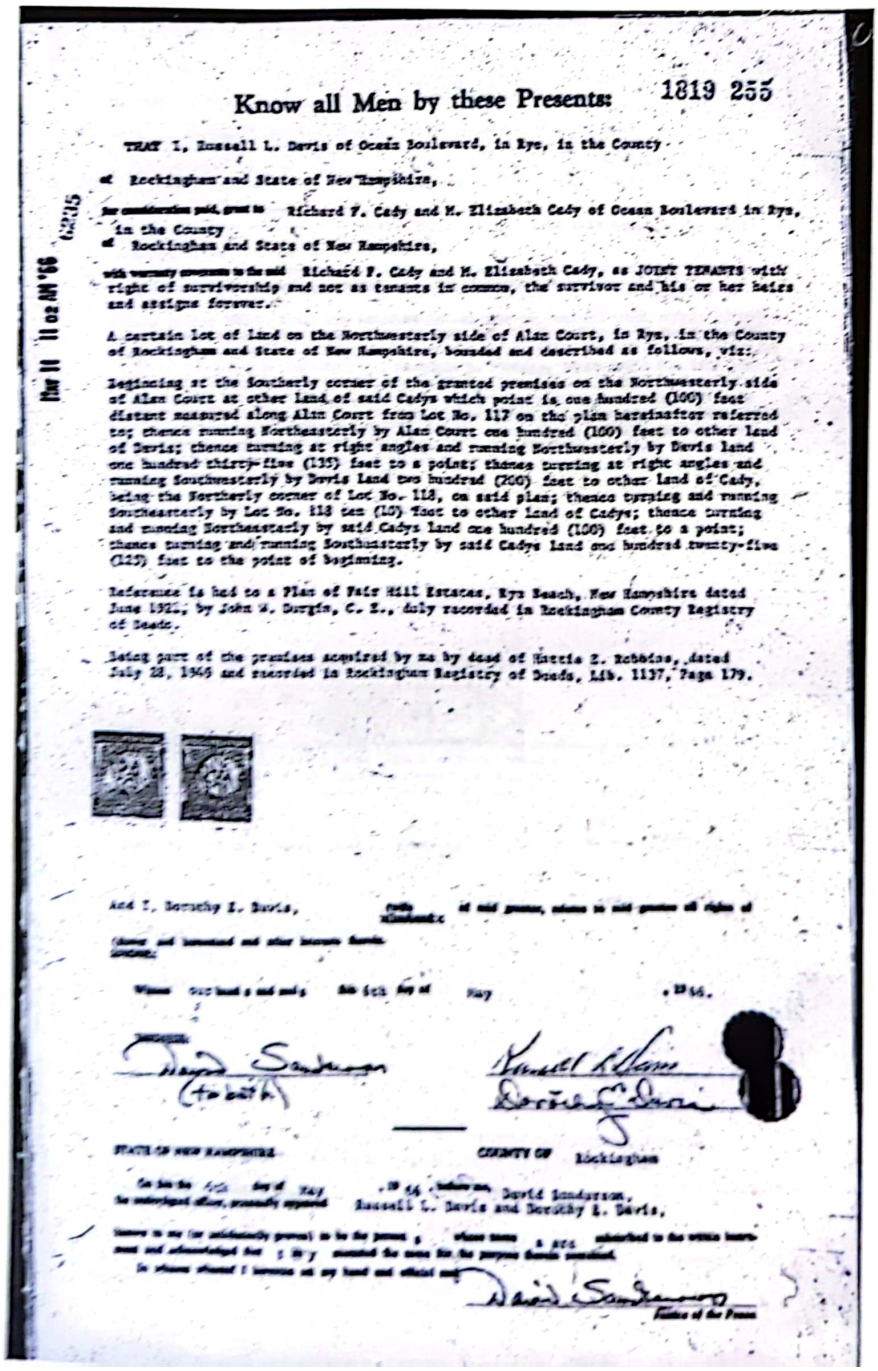
Received and recorded Aug. 8, 9:15 A.M., 1949.

Russell Davis conveys our locus to Joan Parise's parents in two deeds:

RCRD 1819-255 dated May 6, 1966, recorded May 11, 1966, and

RCRD 2015-236 dated May 7, 1970, recorded May 18, 1970.

Both of these descriptions include land described in the 1929 outsales.



Mar 11 11 02 AM '66 6235

Know all Men by these Presents: 1819 255

THAT I, Russell L. Davis of Ocean Boulevard, in Rye, in the County of Rockingham and State of New Hampshire,

for consideration paid, grant to Richard F. Cady and M. Elizabeth Cady of Ocean Boulevard in Rye, in the County of Rockingham and State of New Hampshire,

with warranty covenants to the said Richard F. Cady and M. Elizabeth Cady, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns forever.

A certain lot of land on the Northwesterly side of Alan Court, in Rye, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Southerly corner of the granted premises on the Northwesterly side of Alan Court at other land of said Cadys which point is one hundred (100) feet distant measured along Alan Court from Lot No. 117 on the plan hereinafter referred to; thence running Northeasterly by Alan Court one hundred (100) feet to other land of Davis; thence turning at right angles and running Northwesterly by Davis land one hundred thirty-five (135) feet to a point; thence turning at right angles and running Southwesterly by Davis land two hundred (200) feet to other land of Cady, being the Northerly corner of Lot No. 118, on said plan; thence turning and running Southeasterly by Lot No. 118 ten (10) feet to other land of Cadys; thence turning and running Northeasterly by said Cadys land one hundred (100) feet to a point; thence turning and running Southeasterly by said Cadys land one hundred twenty-five (125) feet to the point of beginning.

Reference is had to a Plan of Fair Hill Estates, Rye Beach, New Hampshire dated June 1921, by John W. Durgin, C. E., duly recorded in Rockingham County Registry of Deeds.

Being part of the premises acquired by me by deed of Hattie E. Robbins, dated July 28, 1946 and recorded in Rockingham Registry of Deeds, Lib. 1137, Page 179.

And I, Dorothy E. Davis, (with [illegible]) of said grantor, release to said grantee all rights of [illegible] and [illegible] and other interests therein.

Witness our hand & and seal this 6th day of May, 1966.

[illegible] (to both)

Russell L. Davis

Dorothy E. Davis

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham

On this the 6th day of May, 1966, before me, David Sanderson, the undersigned officer, personally appeared Russell L. Davis and Dorothy E. Davis,

known to me (or satisfactorily proven) to be the persons whose name s are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

David Sanderson

Justice of the Peace

I grantored the 3 women and found nothing relevant or helpful.
No probate found for Mary V. O'Donoghue in Rockingham County.
I think she died in Massachusetts but can't find any evidence as to where.
There was a probate for Ellen M O'Donoghue, which listed only cottages and land at Hampton Beach (#33200).
Nothing found for Clara T. O'Donoghue. I think her name was actually Claire based on some not very fruitful genealogical research trying to locate all 3. I can go over that with you if it becomes necessary.

To summarize, my instincts tell me that either 1. the three original deeds were never received or accepted; 2. the grantees never occupied or paid taxes on the land in question; or 3. it was assumed by all parties that the Town had executed a legal taking of the lots by 1942. It could be reasonably inferred from the evidence that the Town of Rye had no idea where these lots were located, even while they were levying taxes on them. Neither Hattie Robbins nor Russell Davis appear to have had any idea of the existence of these deeds or that there were earlier conveyances at this location. The land was purchased by the Cadys in 1966 and 1970, was subsequently occupied as a homestead, and has been taxed to them and their successors without interruption for over 40 years.

On behalf of David and Joan Parise, the current owners/taxpayers, I would like to suggest that the most efficient and just course of action to correct this title discrepancy would be for the Town to perfect its incomplete taking from 1941 and 1942 by executing a Collector's Deed for the 3 lots in question. Because the Town likely never knew where these lots were situated and has since taxed other parties for the same land, I also think it would be appropriate and correct for the Town to quitclaim its interest in the 3 lots to the current owners. This could be easily incorporated into a quitclaim deed for the Town's interest in Alan Court, which the Parises plan to accept when I complete a boundary survey of their land and can prepare a deed description of their portion of the road. Correspondence from the Town of Rye offering to execute such a deed is appended to this package.

I hope that anyone considering this request will feel free to contact me with questions or comments. The details are complicated but the solution could be simple once everyone agrees on the right thing to do in this case. The Parises and I are grateful for your time in reviewing and addressing this issue.

Sincerely,

Anne W. Bialobrzeski
NHLLS #752
Stockton Services
PO Box 1306, Hampton, NH 03843-1306
603 929-7404 stockton@ttlc.net

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Town Clerk
Town of Rye, NH
10 Central Road
Rye, NH 03870

April 13, 2010

Dear Ms. Yeaton:

To summarize the various discussions that you and I have had in recent months, and to move forward with our request for assistance from the Town of Rye, we are providing the attached documentation relative to title and taxation of the property owned by David and Joan Parise at 2 Alan Court in Rye.

I have prepared a brief summary of what I think are the relevant facts and documents that have come out of my research to date. I am hoping you can familiarize yourself with these materials and/or refer them to whoever might be able to address this issue on behalf of the Town of Rye.

Thank you in advance for whatever assistance you can provide.

Anne W Bialobrzeski (Tocky)

Anne W. Bialobrzeski
NHLLS #752
Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404
cell 603 765-8918

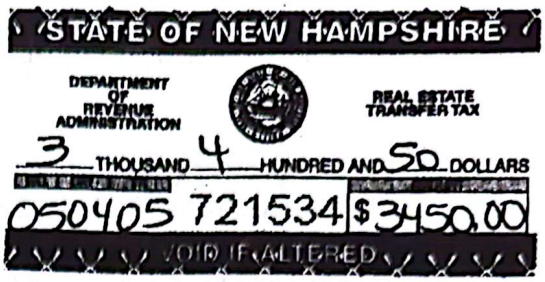
#93
#92
#91
#19W
S86-54E
N87-30E
39.1
S6-16E
100
N89-05W
N6-16W
Milton A Garland
RL Davis
80'±
300
Geo Sarramis
100'
Germaine
Clara O'Donoghue
Ellen O'Donoghue
Mary O'Donoghue
N40-36E
N29-17E
76.49
N49-24W
69.8'±
N83-14W
161.04
117.70
105
104
106
107
108
109
110
111
112
113
114
115
116
94.69
#117
#118
#119
120
121
122
123
124
87.03
50.07'

Printed from Internet by Acct #: 650 on 10/20/2009

030060

2005 MAY -4 PM 3:07

ROCKINGHAM COUNTY
REGISTRY OF DEEDS


STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
3 THOUSAND 4 HUNDRED AND 50 DOLLARS
050405 721534 $3450.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOAN E. PARISE**, married, of 2 Alan Court, Rye, New Hampshire 03870, **PETER R. CADY**, married, of 37 Highland Park Avenue, Rye, New Hampshire 03870, and **MICHAEL J. CADY**, married, of 8 Pine Glen Drive, North Reading, Massachusetts 01864, for consideration paid, grant to **DAVID T. PARISE and JOAN E. PARISE**, as joint tenants with the right of survivorship, of 2 Alan Court, Rye, New Hampshire 03870, with **WARRANTY COVENANTS**, the following described premises:

Two parcels of land with the buildings thereon, situated on the Northwesterly side of Alan Court, Rye, County of Rockingham and State of New Hampshire, bounded and described as follows:

Parcel One: Beginning at an iron pin at the Southerly corner of the granted premises on the Northwesterly side of Alan Court at other land formerly of Cady, which point is one hundred (100') feet distant measured along Alan Court from Lot #117 on the plan hereinafter referred to, thence running:

1. Northeasterly by Alan Court one hundred (100') feet to an iron pin at other land formerly of Davis, now of Parise and Cady, thence turning and running at right angles;

2. Northwesterly by land formerly of Davis, now Parise and Cady, one hundred thirty-five (135) feet to an iron pin, thence turning and running at right angles;

3. Southwesterly by land now or formerly of Davis one hundred (100') feet;

4. Southwesterly ten (10') feet to an iron pin at other land formerly of Cady;

5. Southeasterly one hundred twenty-five (125') feet by land formerly of Cady to an iron pin at Alan Court at the point of beginning.

See Plan of Fair Hill Estates, Rye Beach, NH, dated June 1921, by John W. Durgin, C.E., duly recorded in Rockingham County Registry of Deeds, Plan No. 0201.

Parcel Two: Beginning at an iron pin at the Southerly corner of the granted premises on the Northwesterly side of Alan Court at other land of Cady, thence running:

1. Northeasterly by Alan Court eighty (80') feet, more or less, to an iron pin at an angle;

2. North-Northeasterly by Alan Court one hundred ninety (190') feet, more or less, to an iron pin at a corner at other land now or formerly of Davis marked "street" on Plan of Land of Fair Hill Estates;

3. Westerly by the area marked "street" one hundred sixty (160') feet, more or less, to an iron pin at the Northerly corner of land of Cady;

4. Southerly by land now or formerly of Davis one hundred thirty-five (135') feet, more or less, to an iron pin at the Northerly corner of land of Cady;

5. Southerly by land of Cady one hundred thirty-five (135') feet to an iron pin at Alan Court, being the point of beginning.

See Plan of Fair Hill Estates by John W. Durgin, C.E., recorded in Rockingham County Registry of Deeds, Plan No. 0201.

The above two parcels are conveyed subject to, and with the benefit of a Water Line Agreement entered into between John E. Vadala, Jr. and Elizabeth A. Vadala and Richard F. Cady and M. Elizabeth Cady, dated December 20, 1970, recorded in Rockingham County Registry of Deeds at Book 2061, Page 19.

Being the same premises conveyed to Joan E. Parise, Peter R. Cady and Michael J. Cady by Deed of M. Elizabeth Cady, dated October 8, 1992, recorded in Rockingham County Registry of Deeds, Book 2948, Page 230; see also Corrective Deed, dated June 24, 2004, recorded in Rockingham County Registry of Deeds, Book 4317, Page 2120. Same desc

This is not the homestead property of Peter R. Cady and Michael J. Cady.

This is the homestead of Joan E. Parise, and the spouse of Joan E. Parise, David T. Parise hereby releases any rights of homestead and other interests therein.

Richard F & M Eliz Cady 5/6/66 1819-255 ©

2015-236 ~~2061-019~~ 5/7/70 Russell L & Dorothy E Davis

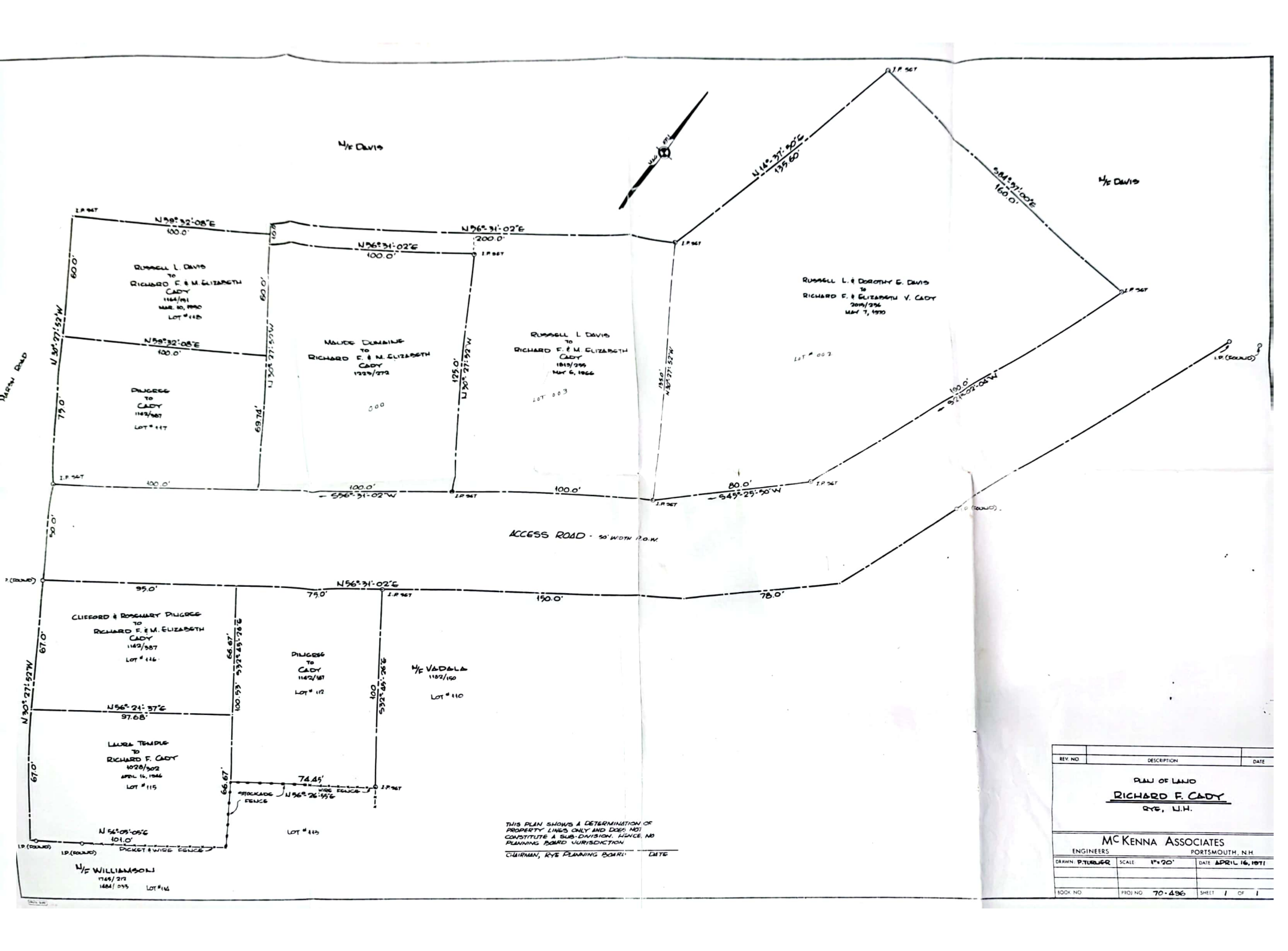
Russell L. Davis RCRD PLAN 0201

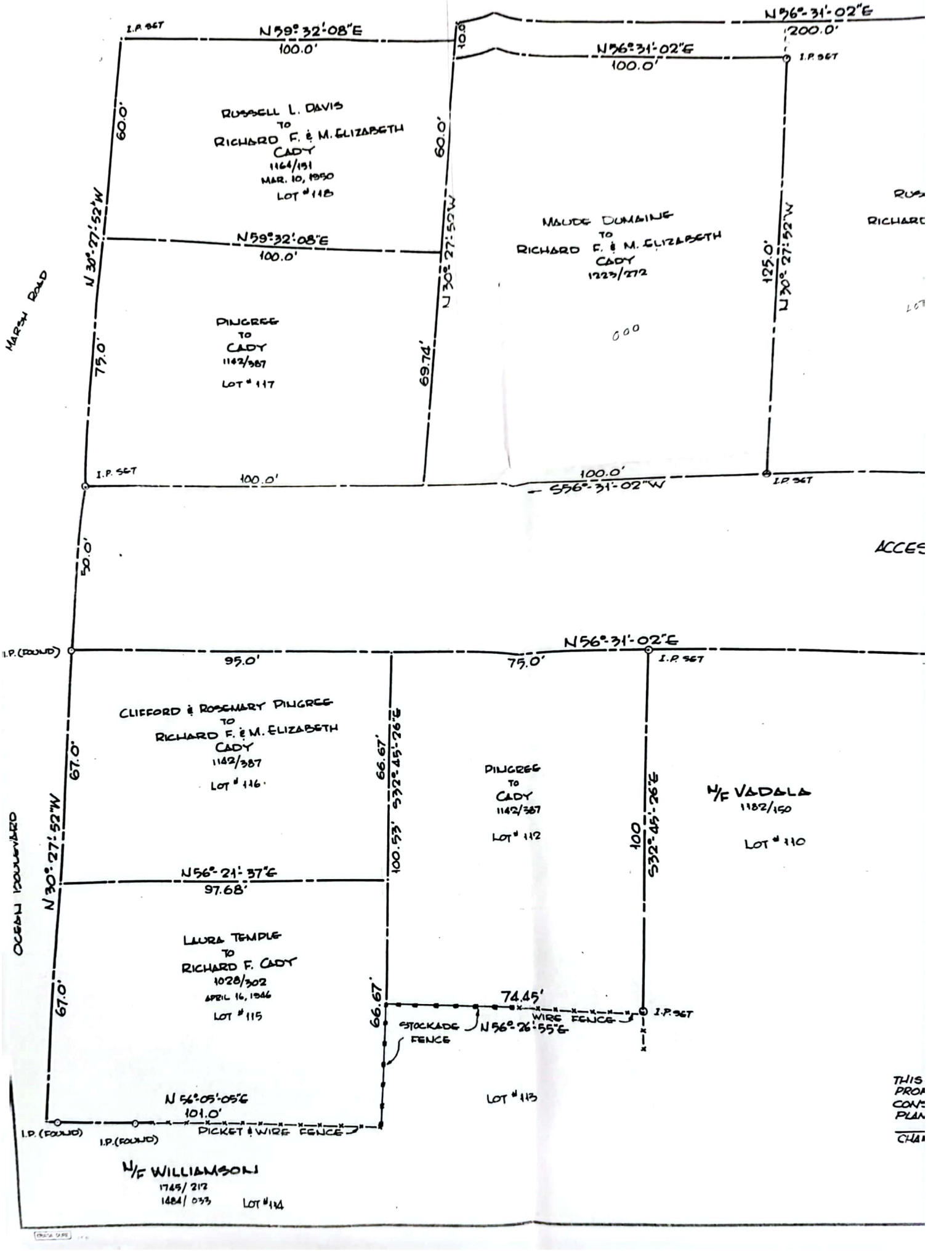
parent tract

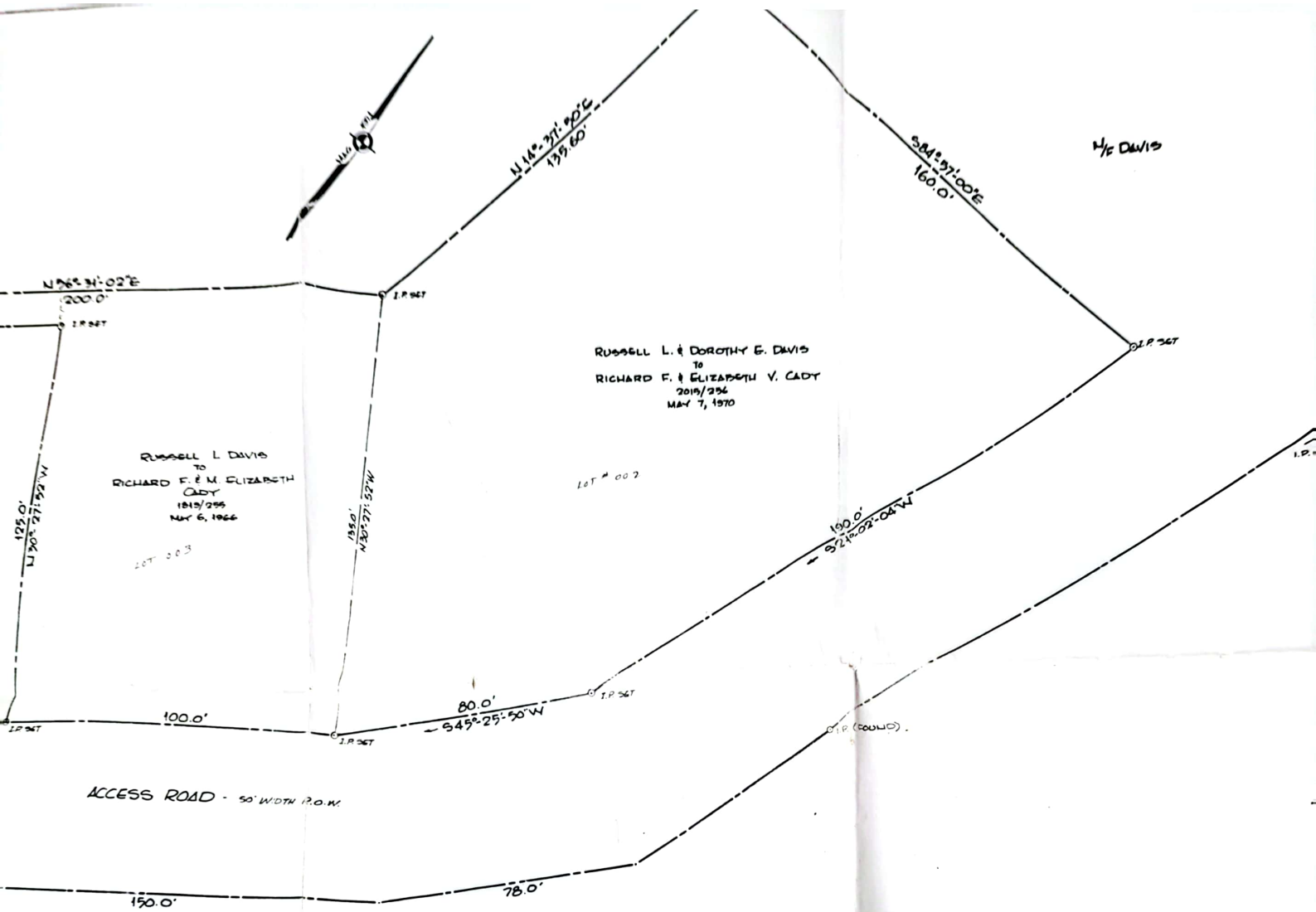
7/28/49 1137-179

Hattie E Robbins

joint ownership of water line


N/F DAVIS
N/F DAVIS
N 14°-37'-50"E
135.60'
S84°-57'-00"E
160.0'
I.P. SET
N59°-32'-08"E
100.0'
N56°-31'-02"E
200.0'
N56°-31'-02"E
100.0'
RUSSELL L. DAVIS
TO
RICHARD F. & M. ELIZABETH
CADY
1164/191
MAR. 10, 1950
LOT # 118
RUSSELL L. & DOROTHY E. DAVIS
TO
RICHARD F. & ELIZABETH V. CADY
2015/256
MAY 7, 1970
MARSH ROAD
N 30°-27'-52"W
60.0'
N59°-32'-08"E
100.0'
PINGREE
TO
CADY
1142/387
LOT # 117
MAUDE DUMAINE
TO
RICHARD F. & M. ELIZABETH
CADY
1229/272
RUSSELL L. DAVIS
TO
RICHARD F. & M. ELIZABETH
CADY
1819/255
MAY 6, 1966
LOT # 003
LOT # 002
N 30°-27'-52"W
125.0'
N 30°-27'-52"W
135.0'
N 30°-27'-52"W
69.74'
75.0'
100.0'
100.0'
100.0'
80.0'
S56°-31'-02"W
S45°-25'-50"W
S21°-02'-04"W
190.0'
I.P. (FOUND)
ACCESS ROAD - 50' WIDTH R.O.W.
50.0'
95.0'
N56°-31'-02"E
75.0'
150.0'
78.0'
CLIFFORD & ROSEMARY PINGREE
TO
RICHARD F. & M. ELIZABETH
CADY
1142/387
LOT # 116
PINGREE
TO
CADY
1142/387
LOT # 112
N/F VADALA
1182/150
LOT # 110
N 30°-27'-52"W
67.0'
66.67'
S32°-45'-26"E
100.53'
100
S32°-45'-26"E
N56°-21'-37"E
97.68'
LAURA TEMPLE
TO
RICHARD F. CADY
1028/302
APRIL 16, 1946
LOT # 115
67.0'
66.67'
74.45'
STOCKADE FENCE
N56°-26'-55"E
WIRE FENCE
N 56°-05'-05"E
101.0'
PICKET & WIRE FENCE
LOT # 113
N/F WILLIAMSON
1745/212
1484/033
LOT # 114
THIS PLAN SHOWS A DETERMINATION OF PROPERTY LINES ONLY AND DOES NOT CONSTITUTE A SUB-DIVISION. HENCE, NO PLANNING BOARD JURISDICTION
CHAIRMAN, RYE PLANNING BOARD
DATE
REV. NO
DESCRIPTION
DATE
PLAN OF LAND
RICHARD F. CADY
RYE, N.H.
McKENNA ASSOCIATES
ENGINEERS
PORTSMOUTH, N.H.
DRAWN: P. TURNER
SCALE: 1"=20'
DATE: APRIL 16, 1971
BOOK NO
PROJ NO 70-496
SHEET 1 OF 1


I.P. SET
N59°32'-08"E
100.0'
10.0
N56°-31'-02"E
200.0'
N56°31'-02"E
100.0'
I.P. SET
RUSSELL L. DAVIS
TO
RICHARD F. & M. ELIZABETH
CADY
1164/191
MAR. 10, 1950
LOT # 118
60.0'
60.0'
N 30°-27'-52"W
N59°32'-08"E
100.0'
N 30° 27' 52"W
MAUDE DUMAINE
TO
RICHARD F. & M. ELIZABETH
CADY
1223/272
125.0'
N30°-27'-52"W
MARSH ROAD
PINGREE
TO
CADY
1142/387
LOT # 117
75.0'
69.74'
I.P. SET
100.0'
100.0'
S56°-31'-02"W
I.P. SET
50.0'
I.P. (FOUND)
N56°-31'-02"E
95.0'
75.0'
I.P. SET
CLIFFORD & ROSEMARY PINGREE
TO
RICHARD F. & M. ELIZABETH
CADY
1142/387
LOT # 116
67.0'
66.67'
S32°-45'-26"E
PINGREE
TO
CADY
1142/387
LOT # 112
N/F VADALA
1182/150
LOT # 110
100
S32°-45'-26"E
N30°-27'-52"W
OCEAN BOULEVARD
N56°-21'-37"E
97.68'
100.53'
LAURA TEMPLE
TO
RICHARD F. CADY
1028/302
APRIL 16, 1946
LOT # 115
67.0'
66.67'
74.45'
I.P. SET
WIRE FENCE
STOCKADE FENCE
N56°-26'-55"E
N 56°-05'-05"E
101.0'
LOT # 113
I.P. (FOUND)
I.P. (FOUND)
PICKET & WIRE FENCE
N/F WILLIAMSON
1745/212
1484/033
LOT # 114



THIS PLAN SHOWS A DETERMINATION OF PROPERTY LINES ONLY AND DOES NOT CONSTITUTE A SUB-DIVISION. HENCE, NO PLANNING BOARD JURISDICTION

CHAIRMAN, RYE PLANNING BOARD — DATE

REV. NO.	DESCRIPTION

PLAN OF LAND

RICHARD F. CADY

RYE, N.H.

McKENNA ASSOCIATES

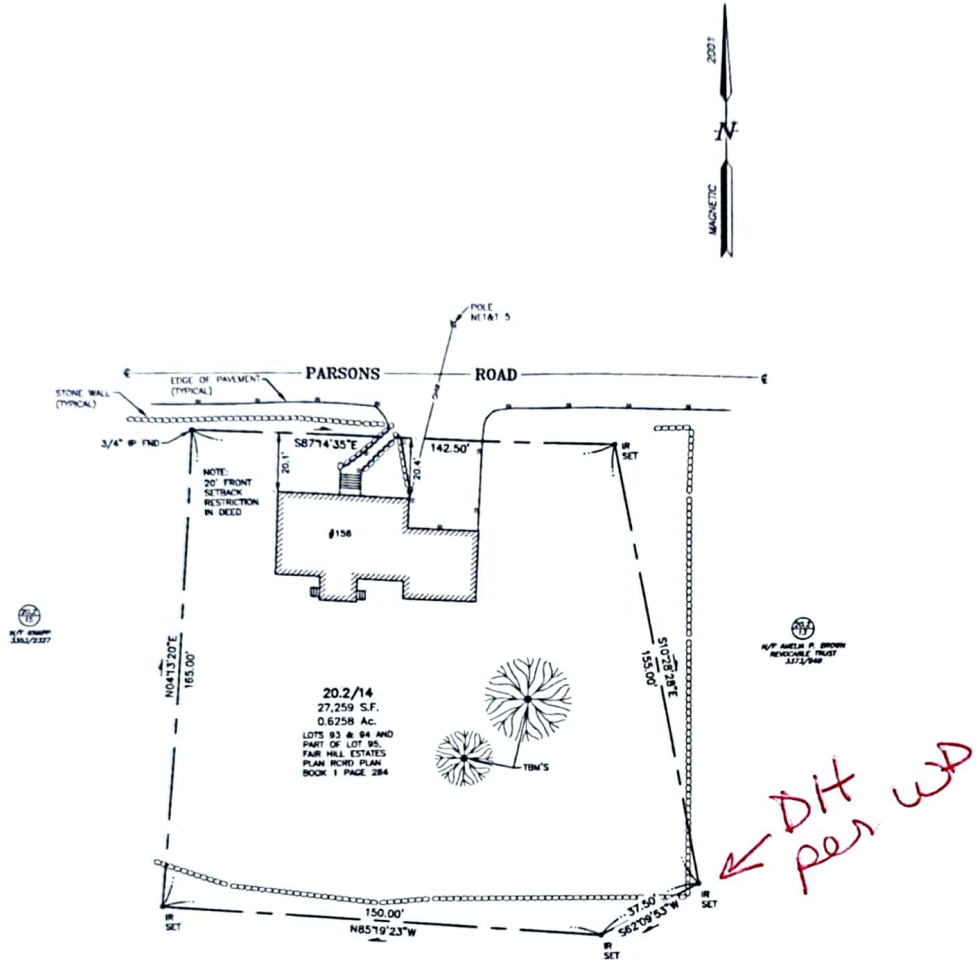
ENGINEERS — PORTSMO

DRAWN: P.TURLIER	SCALE: 1"=20'	DATE: AP
BOOK NO.	PROJ NO. 70-496	SHEET

LOCATION MAP 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
⊕	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET



GRAPHIC SCALE

20 15 10 5 0 10 20 30 40 50 60 70 80 FEET
6 4 2 0 5 10 15 20 25 METERS

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS #738

2/4/02
DATE

1089WD01.DWG

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
801 Islington Street - Suite 31
Portsmouth, N.H. 03801-4955
Tel (603) 436-9000
Fax (603) 436-3515

NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 20.2 AS LOT 14.
2) OWNER OF RECORD:
   BARBARA BEMIS ESTATE
   C/O PRESTON BEMIS
   P. O. BOX 4556
   PORTSMOUTH, N.H. 03802
   RP 2001-877
3) PARCEL IS ADJACENT TO ZONE B AS SHOWN ON FIRM PANEL 330141 0003 B JUNE 17,1986
4) EXISTING LOT AREA:
   27,259 S.F.
   0.6258 AC.
5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE DISTRICT.
6) DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA: 44,000 S.F.
   FRONTAGE: 150'
   SETBACKS: FRONT 30'
   SIDE 20'
   REAR 30'
   MAXIMUM STRUCTURE HEIGHT: 35'
   MAXIMUM STRUCTURE COVERAGE: 30%
   MINIMUM OPEN SPACE: 70%
7) PARCEL IS SERVED BY MUNICIPAL WATER AND ON SITE SEPTIC SYTEM.
8) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF LOT 14 MAP 20.2.

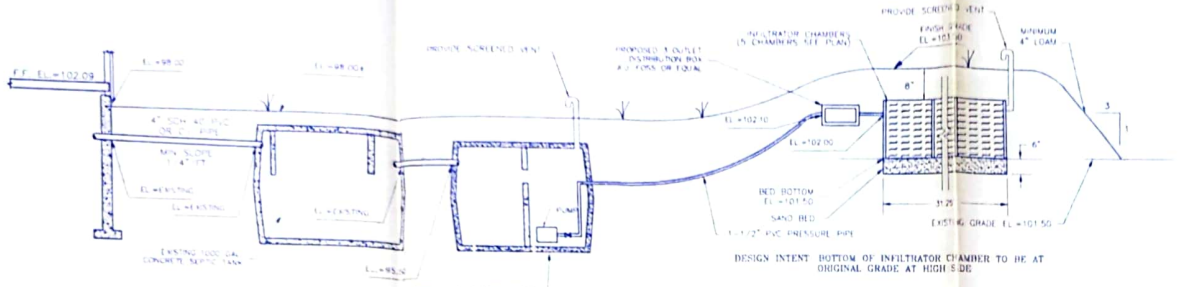
NO.	DESCRIPTION	DATE
0	ISSUED	1/4/02

REVISIONS

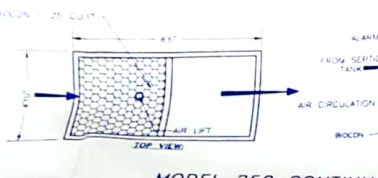
STANDARD BOUNDARY SURVEY
MAP 20.2 – LOT 14
BARBARA BEMIS ESTATE
FOR
PRESTON BEMIS
156 PARSONS ROAD
RYE, N.H.
COUNTY OF ROCKINGHAM

SCALE: 1" = 20' DECEMBER 2001

FB 91 PG 22 1089



DESIGN INTENT: BOTTOM OF INFILTRATOR CHAMBER TO BE AT ORIGINAL GRADE AT HIGH SIDE



MODEL 250 CONTINUOUS FLOW CLEAN SOLUTION SYSTEM

(MODEL 250 - suitable for flows up to 800 gal/day per NHDES design standards)

NOT TO SCALE

FLOW CALCULATIONS:

(3 BR) 450 GPD WATER/DAY
(NHDES FLOW FOR 3 BEDROOMS)

SEPTIC TANK SIZING:

Env-Wq 1010.01(b):
FOR SEPTIC SYSTEMS ACCOMODATING 2 OR LESS BEDROOMS, THE SEPTIC TANK SHALL BE 1000 GAL. FOR EACH ADDITIONAL BEDROOM THE TANK SIZE SHALL BE INCREASED BY 250 GAL.

THEREFORE:
USE 1,250 GALLON SEPTIC TANK
(MINIMUM SIZE SEPTIC TANK)

PROVIDE EXISTING 1000 GAL. SEPTIC TANK AND AN ADDITIONAL 1000 GAL. CLEAN SOLUTIONS TANK IN LINE WITH THE EXISTING TANK. (CLEAN SOLUTIONS TANK PROVIDED BY INSTALLER)

LEACH BED SIZING:

CLEAN SOLUTION DESIGN BOOKLET (NH)
FROM TABLE "CONTINUOUS CLEAN SOLUTION SYSTEM SPECIFICATIONS" PAGE 5

FOR 3 BEDROOMS

REQUIRED DISPERSAL FIELD SIZE
FROM TABLE = 75 SQ FT

PROVIDED INFILTRATOR CHAMBER LEACHING SYSTEM
1 CHAMBER = 28 SQFT

5 CHAMBERS = 5 x 28 SQFT = 140 SQFT

PERCOLATION TEST DATA:

DATE CONDUCTED: 3/27/00

RESULT: 10 MIN./INCH

DEPTH: 30"

THE SOIL TYPE ON THE SITE IS MAPPED AS CHATFIELD-HOLLIS-CANTON COMPLEX, SHOWN ON INSET 16 OF THE ROCKINGHAM COUNTY SOILS SURVEY

TEST PIT DATA:

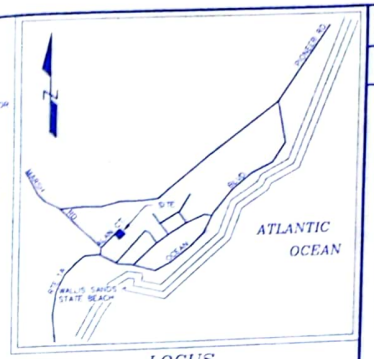
TEST PIT 1:
0-6" TOPSOIL
6-18" FINE SANDY LOAM (7.5YR 4/6) LOOSE, GRANULAR
18-24" COARSE SAND (7.5YR 4/4) SINGLE GRAINED, LOOSE
24-33" FINE SANDY LOAM (2.5YR 5/4) MASSIVE, LOOSE
33-60" VERY FINE LOAMY SAND (2.5YR 4/3) MASSIVE, FIRM

ESHWT @ 24"

TEST PITS WERE PERFORMED IN 3/27/00 BY MICHAEL J. SEVERT OF MJS ENGINEERING, PC AND WERE WITNESSED BY SUE D'ARLENGO, TOWN OF RYE BUILDING INSPECTOR.

REQUIRED WAIVERS:

1014.05 - BED BOTTOM TO BE 4 FT. ABOVE SEASONAL HIGH WATER TABLE. REDUCTION FROM 4 FT. TO 2 FT.



LOCUS
NOT TO SCALE

GENERAL NOTES:
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING THE PROPOSED LEACH FIELD.
2. THIS PLAN IS TO SHOW THE DESIGN OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM ONLY. THE DESIGN CRITERIA FOR FLOWS ESTIMATED UNDER THE DESIGN CRITERIA
3. THE SYSTEM IS DESIGNED ONLY TO ACCOMMODATE SANITARY SEWAGE ASSOCIATED WITH NORMAL DOMESTIC USAGE AND CONSISTING OF WATER-CARRIED PUTRESCIBLE WASTE.
4. THE SYSTEM IS NOT DESIGNED FOR GARBAGE GRINDERS.
5. THE SYSTEM SHALL BE VENTED THROUGH BUILDING PLUMBING AS REQUIRED BY BUILDING CODE.
6. APPLICABLE ZONING REGULATIONS SHALL BE CONFIRMED BY THE OWNER PRIOR TO CONSTRUCTION.
7. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF INSPECTION. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
8. THE INSTALLER OF THE SYSTEM MUST BE LICENSED BY THE STATE OF NEW HAMPSHIRE.
9. THE DISPOSAL SYSTEM AREAS ARE TO BE RAKED (SCARIFIED) BEFORE INSTALLATION OF STONE. ALL STONES EXCEEDING 6" IN DIAMETER, ALL LOAM OR FOREIGN MATERIAL ENCOUNTERED DURING EXCAVATION ARE TO BE REMOVED FROM THE LEACHING AREA BED SURFACE.
10. THE FINISHED SURFACE OF THE LEACHING AREA SHALL BE GRADED TO ASSURE WATER RUNOFF.
11. ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MAINTAINED TO PREVENT EROSION.
12. THE SEPTIC TANK SHALL BE PUMPED WHEN SLUDGE IN THE MAINTAINED, AND/SHOULD BE PUMPED WHEN SLUDGE IN THE BOTTOM EXCEEDS 1/4 THE DEPTH.
13. ALTERNATE MANUFACTURERS FOR CONCRETE STRUCTURES AND EQUIPMENT SHOWN ON THESE PLANS MAY BE USED UPON THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. ALTERNATE MANUFACTURER'S SHALL NOT BE USED IF THE USE OF THEIR EQUIPMENT REQUIRES DESIGN CHANGES.
14. IF ANY PART OF THE DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
15. ALL WORK IS TO COMPLY WITH STATE OF NEW HAMPSHIRE SANITARY CODE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND ANY LOCAL BOARD OF HEALTH SUPPLEMENTARY REGULATIONS.
16. THE LOCAL BOARD OF HEALTH AGENT OR STATE INSPECTOR MAY CONDUCT PERIODIC INSPECTIONS IF NEEDED.
17. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER.
18. USE NEOPRENE SEALS OR NON-SHRINK MORTAR AT SEPTIC TANK INLET AND OUTLET. PLASTIC CEMENT SHALL BE USED AT ALL PIPE JOINTS.
19. 4" SCH 40 PVC PIPE SHALL BE USED THROUGH FOUNDATION TO SEPTIC TANK.
20. ANY REPLACEMENT SYSTEM WILL BE AT THE SAME LOCATION AFTER RE-DESIGN.
21. NO SURFACE WATER WITHIN 75' OF SYSTEM.
22. NO FOUNDATION DRAINS.

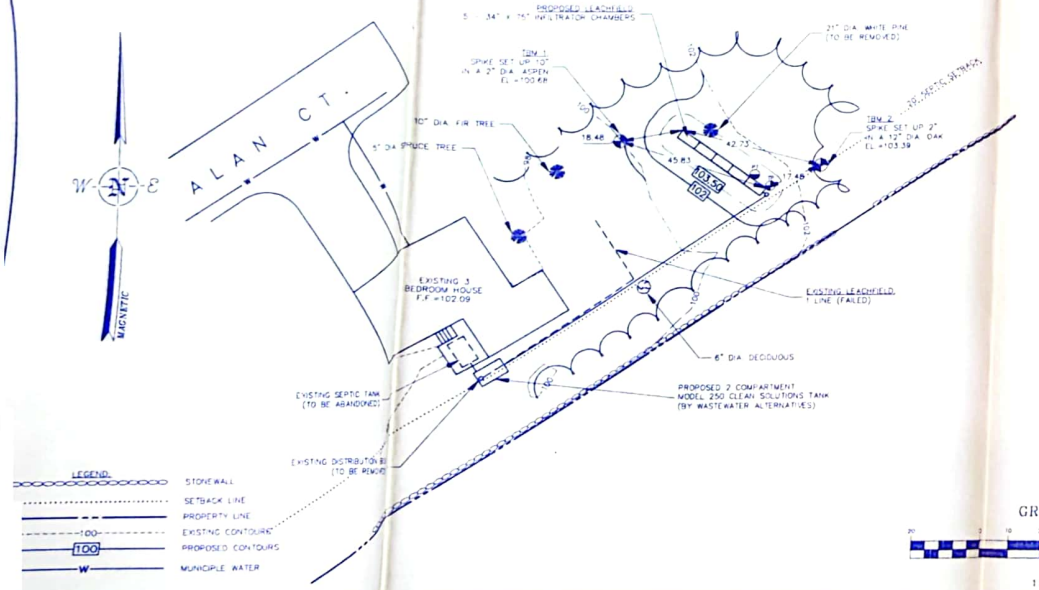
CONSTRUCTION SEQUENCE:
1. PLACE FILL IN LAYERS TO PROPOSED GRADE. SCARIFY BED AREA PRIOR TO PLACING EACH SUCCESSIVE LAYER.
2. FILL SHALL MEET THE FOLLOWING SPECIFICATIONS:

EFFECTIVE SIZE OF 0.25-2.0 mm

SIEVE SIZE	% PASSING
3/4"	100%
#200	0-5%

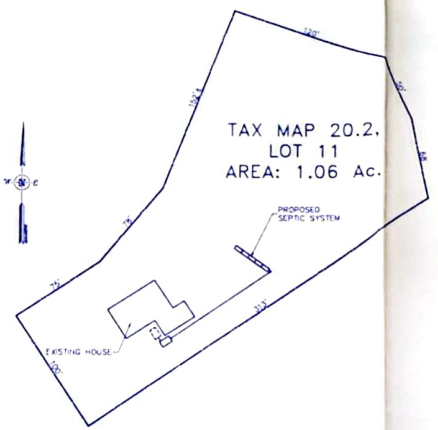
DO NOT COMPACT THIS LAYER.

3. PLACE 6" "SEPTIC STONE" OVER FILL.
4. SET INFILTRATOR CHAMBERS AND DISTRIBUTION BOX LEVEL.
5. FILL AROUND INFILTRATOR CHAMBERS WITH SAND.
6. GRADE TOP OF BED TO MATCH PROPOSED FINISHED GRADE.
7. SEPTIC TANK AND DISTRIBUTION BOX SHALL HAVE NEOPRENE SEALS.
8. PROVIDE ACCESS AT GRADE TO SEPTIC TANK.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



BOUNDARY SKETCH
NOT TO SCALE

FAILED SYSTEM

NHDES SEPTIC APPROVAL No.:

DATE	REVISIONS	INT

DATE: 5/17/00
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: RBL
APPROVED BY: MJS
DWG FILE: D:\...\1169A

SEPTIC PLAN
prepared for
DENNIS DURKIN &
MARGARET DUFFY-DURKIN
(TAX MAP 20.2, LOT 11)
4 ALAN COURT
RYE, NEW HAMPSHIRE

MJS ENGINEERING, PC
CIVIL ENVIRONMENTAL CONSULTING ENGINEERS
98 Main St., P.O. Box 359
Tel: (603) 659-6560 Fax: (603) 659-6477

SHEET 1 OF 1
JOB NO. 00-021
SEPT1

MAY 17 2000 MAY 17 2000